

# Chapter 12.48 – Canyon Park Subarea Regulations

Draft – 8/27/2020

## About this code and draft

The provisions herein are intended to entirely replace existing Chapter 12.48 provisions. The project team carefully reviewed existing Title 12, the Downtown Subarea Regulations (Chapter 12.64), and the Canyon Park Subarea Plan to determine the optimal approach for an updated Chapter 12.48 – both from a chapter organizational standpoint and detailed regulations. Where the approaches in Title 12 and Chapter 12.64 didn't meet the needs of Canyon Park, this draft Chapter 12.48 update integrates new approaches.

Yellow highlighted text warrants special review.

*Code explainer/question notes in gray boxes – are intended to provide clarification about the particular draft regulation.*

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## Chapter 12.04 ZONING CLASSIFICATIONS, SUBAREAS, MAPS & BOUNDARIES

### 12.04.135 Canyon Park subarea zoning classifications.

The Canyon Park subarea regulations in Chapter 12.48 BMC comprise zoning classifications and regulations which are unique to the subarea, except where other regulations in this title are adopted by reference.

<b>Name of Canyon Park Subarea Districts</b>	<b>Symbol</b>
Office/Residential Mixed-Use - High	MU-H
Office/Residential Mixed-Use - Medium	MU-M
Office/Residential Mixed-Use - Low	MU-L
Residential Mixed-Use - High	RMU-H
Residential Mixed-Use - Medium	RMU-M
Employment - Medium	E-M
Employment -Low	E-L



*NOTE: The purpose statements below were drawn from the land use designation descriptions in Chapter 5 of the subarea plan – but have been simplified to only include descriptive elements appropriate for code.*

- A. Office/Residential Mixed-Use - High (MU-H).** This zone is intended for a high-intensity, transit-oriented mix of office, residential, and retail or other commercial services in those areas closest to high capacity transit service. Professional office uses will be emphasized in those areas closest to the planned high capacity transit station. Buildings up to seven-stories are envisioned throughout the district.
- B. Office/Residential Mixed-Use - Medium (MU-M).** This zone is intended for medium-intensity (three to six stories) mix of office, residential, and retail or other commercial services and function as a transition between the high-intensity transit-oriented development and nearby job opportunities.
- C. Office/Residential Mixed-Use - Low (MU-L).** This zone is intended for lower-intensity (up to three stories) mix of office, residential, and retail or other commercial services further from transit and focused public investments and could include “missing middle” housing that makes use of North Creek as an amenity and connects residential areas.
- D. Residential Mixed-Use - High (RMU-H).** This zone is intended for high-intensity residential uses (three to six-stories) within walking distance to high-capacity transit service. Office, retail, and other commercial services are also allowed in the zone.
- E. Residential Mixed-Use - Medium (RMU-M).** This zone is intended for medium-intensity residential uses (three to six-stories) and functions as a transition between the high-intensity transit-oriented development and nearby job opportunities. Office, retail, and other commercial services are also allowed in the zone.
- F. Employment - Medium (E-M).** This zone is intended for medium-intensity (3-6 story) office/flex/manufacturing uses.
- G. Employment - Low (E-L).** This zone is intended for low-intensity (1-2 story) office/flex/manufacturing uses.

# Chapter 12.48 – Canyon Park Subarea Regulations

## PURPOSE & APPLICABILITY

### Sections:

- 12.48.000 Purpose.
- 12.48.010 Applicability.
- 12.48.020 How the provisions of this chapter are applied.
- 12.48.030 Departures.
- 12.48.040 Relationship to other codes.

### 12.48.000 Purpose.

The purpose of this chapter is to help implement the vision for Canyon Park as provided in the adopted Canyon Park Subarea Plan.

### 12.48.010 Applicability.

**A. New construction.** These Development Regulations will be used to evaluate private development projects or improvement plans proposed for properties within the Canyon Park Subarea, forming Chapter 12.48 of the Bothell Municipal Code, with some references to citywide regulations in BMC Title 12, Zoning, and other relevant parts of the Code.

**B. Additions and improvements.** Three different thresholds have been established to determine how the regulations herein are applied to such projects.

1. Level I improvements include all exterior remodels, building additions, and/or site improvements that affect the exterior appearance of the building/site and/or cumulatively increase the gross floor area on a site less than 50-percent within three years of the date of permit issuance. The requirement for such improvements is only that the proposed improvements meet the regulations and do not lead to further nonconformance with the regulations.

For example, if a property owner decides to replace a building façade's siding, then the siding must meet the applicable exterior building material regulations, but elements such as building articulation would not be required.

2. Level II improvements include all improvements that cumulatively increase the gross floor area on a site by 50-percent to 100-percent, within three years of the date of permit issuance. All regulations that do not involve repositioning the building or reconfiguring site development must apply to Level II improvements.

For example, if a property owner of an existing business in the MU-M zone wants to build an addition equaling 75-percent of the current building's footprint, then the following elements must apply:

- a. The location and design of the addition/remodel must be consistent with the block frontage design regulations in BCM 12.48.400 sections of this chapter, which addresses building frontages, entries, parking lot location, and street setback landscaping. For such developments seeking additions to buildings where off-street parking location currently does not comply with applicable parking location regulations, building additions are allowed

provided they do not increase any current nonconformity and generally bring the project closer into conformance with the regulations.

- b. Comply with the site planning design regulations (in BCM 12.48.500 sections of this chapter) associated with proposed site and building improvements.
  - c. Comply with the applicable building design regulations in BCM 12.48.500-sections of this chapter, except architectural scale and materials provisions related to the existing portion of the building where no exterior changes are proposed.
  - d. Comply with applicable off-street parking, landscaping, and signage provisions that relate to proposed improvements.
3. Level III improvements include all improvements that cumulatively increase the gross floor area on a site by more than 100-percent within three years of the date of permit issuance. Such developments must conform to all applicable regulations, except in a case where there are multiple buildings on one site, and only one building is being enlarged. In that scenario, improvements to the additional buildings are not required, but conformance with all other regulations apply.

### **12.48.020 How the provisions of this chapter are applied.**

Most sections within this chapter herein include the following elements:

- A. Purpose statements, which are overarching objectives.
- B. Requirements use words such as “must” and “is/are required,” signifying required actions.
- C. Guidelines use words such as “should” or “is/are recommended,” signifying desired, but voluntary, measures.
- D. Departures are provided for specific regulations. They allow alternative designs provided the Director determines the design meets the purpose of the requirements and guidelines and other applicable criteria. See BMC 12.48.030 below for related procedures associated with departures.
- E. This chapter contains some specific regulations that are easily quantifiable, while others provide a level of discretion in how they are complied with. In the latter case, the applicant must demonstrate to the Director, in writing, how the project meets the purpose of the standard or regulations.

### **12.48.030 Departures.**

*NOTE: Departures are critical in accommodating some flexibility in applying these regulations. This is a provision that MAKERS has successfully used in many communities – where cities can be selective in what regulations they choose to offer such departures – and they can craft the parameters and criteria that best fit the situation.*

- A. Overview and purpose. This chapter provides for a number of specific departure opportunities to development regulations. The purpose is to provide applicants with the option of proposing alternative design treatments provided such departures meet the “purpose” of the particular regulation and any additional departure criteria established for the particular departure opportunity.
- B. Applicability. Departure opportunities are available only where noted for specific regulations.
- C. Procedures. Permit applications that include departure requests go through the standard review procedures in this chapter depending on the application type.

- D. Approval criteria. Project applicants must successfully demonstrate to the decision-maker how the proposed departure meets the purpose(s) of the regulation and other applicable departure criteria that applies to the specific regulation.
- E. Documentation. The decision-maker must document the reasons for approving all departures (to be maintained with project application records) for the purpose of providing consistency in decision-making by the city.

**12.48.040 Relationship to other codes.**

Where provisions of this chapter conflict with provisions in any other section of the Bothell Municipal Code (BMC), this chapter prevails unless otherwise noted.

## ZONING

### Sections:

- 12.48.100 Purpose.
- 12.48.110 District map.
- 12.48.120 Uses permitted in Canyon Park Subarea zones.
- 12.48.130 Dimensional regulations for Canyon Park Subarea zones.
- 12.48.140 Floor area ratio calculations.
- 12.48.150 Bonus floor area ratio incentives. PLACEHOLDER.
- 12.48.160 Bonus floor building height ratio incentives. PLACEHOLDER.
- 12.48.170 Maximum block perimeter.
- 12.48.180 Air quality buffer.

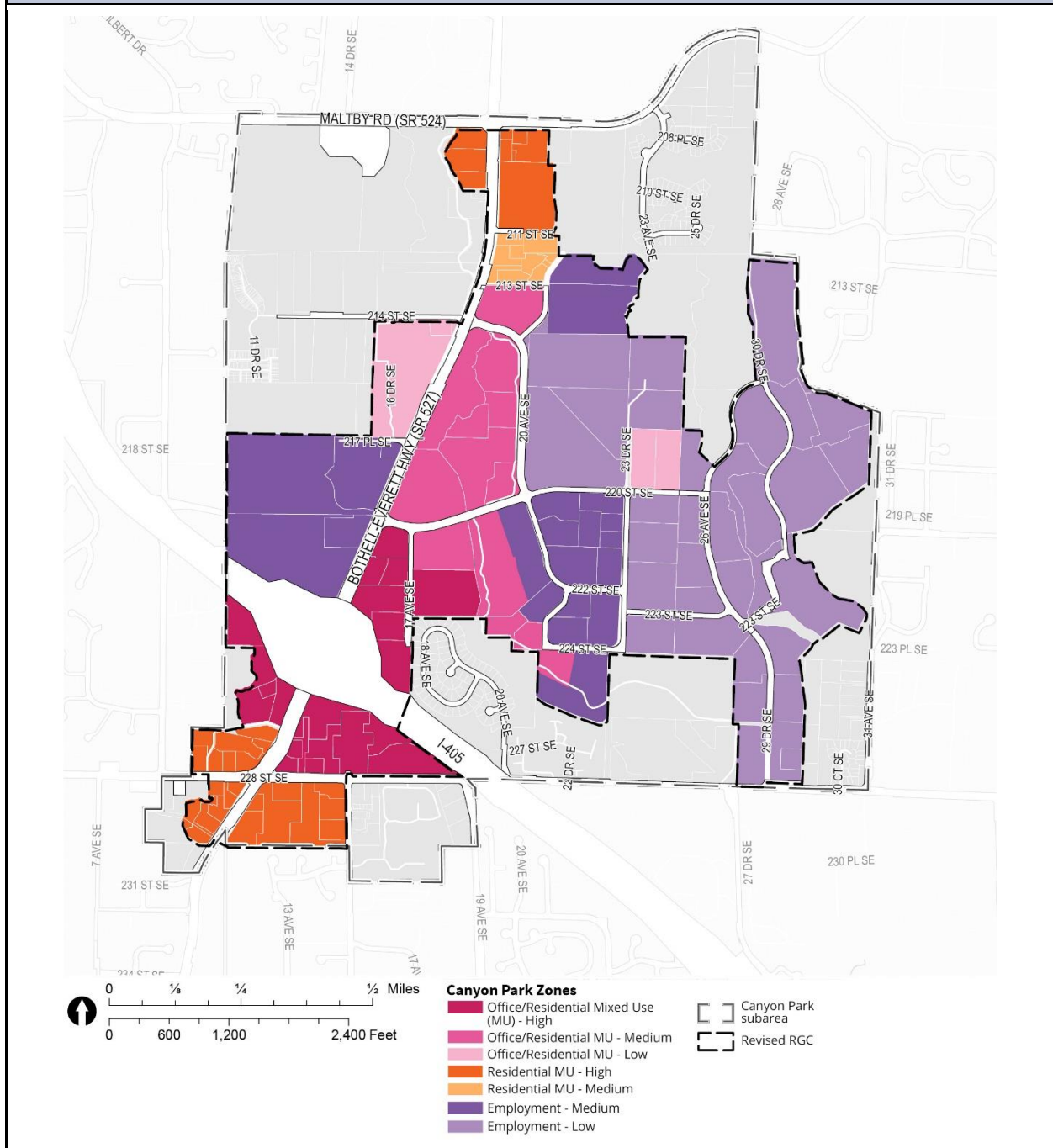
### **12.48.100 Purpose.**

The purpose of the BCM 12.48.100 zoning sections is to:

- A. Implement the Canyon Park Subarea Plan goals and policies through land-use regulations.
- B. Provide an efficient and compatible relationship of land uses and zones.

## 12.48.110 Districts map

**Figure 12.48.110**  
**Canyon Park Zoning Map.**



When uncertainty exists as to the boundaries of any zoning district, the Community Development Director must make a determination as to the location of the boundary in question via application of BMC 12.04.140.

**12.48.120 Uses permitted in Canyon Park Subarea zones.**

Table 12.48.120 below provides the list of permitted uses in Canyon Park Subarea zones. See BMC 12.06.020 for clarification of table elements.

*NOTE: The approach here is to largely use the umbrella use terms in Chapter 12.06 (Permitted Uses) along with their corresponding definitions in Title 11. Where individual uses under those umbrella terms warrant unique permissions, we've nested those uses under the umbrella term.*

*Also, E-M and E-L zones – are now within the LI zone – and we've handled permissions largely consistent with what's on the books for those zones now.*

<b>Table 12.48.120</b> <b>Uses permitted in Canyon Park Subarea zones.</b>								
Table legend: P = Permitted use C = Conditional use No letter = Use not permitted	<b>RMU-H</b>	<b>RMU-M</b>	<b>OR-H</b>	<b>OR-M</b>	<b>OR-L</b>	<b>E-M</b>	<b>E-L</b>	<b>Additional Provisions</b>
<b>NON-RESIDENTIAL</b>								
Automotive, marine, and heavy equipment services						P	P	
Business or personal services use	P	P	P	P	P	P	P	
Eating and drinking establishments	P	P	P	P	P	P	P	All permissions exclude drive-through order restaurants
Education services	P×	P	P	P	P	P×	P	Applicable uses occupying 10 acres or more in land area, are subject to conditional use approval in all zones. × Use is prohibited in the Air Quality Buffer as delineated in BMC 12.48.170
Essential public facilities	C	C	C	C	C	C	C	Essential public facilities are subject to the development conditions in BMC 12.06.080.B.1-2.
Government services, general	P	P	P	P	P	P	P	
Health and social services, except as listed below:	P×	P	P	P	P			× Use is prohibited in the Air Quality Buffer as delineated in BMC 12.48.170
Day care centers	P×	P	P	P	P	P×	P	Day care uses include child and adult day care and are subject to all state licensing requirements. × Use is prohibited in the Air Quality Buffer as delineated in BMC 12.48.170
Hospital	C×	C	C	C	C			× Use is prohibited in the Air Quality Buffer as delineated in BMC 12.48.170
Hotels and motels	P	P	P	P	P	P	P	



<b>Table 12.48.120</b> <b>Uses permitted in Canyon Park Subarea zones.</b>								
<b>Table legend:</b> <i>P = Permitted use</i> <i>C = Conditional use</i> <i>No letter = Use not permitted</i>	<b>RMU-H</b>	<b>RMU-M</b>	<b>OR-H</b>	<b>OR-M</b>	<b>OR-L</b>	<b>E-M</b>	<b>E-L</b>	
<b>Use Categories</b>								<b>Additional Provisions</b>
Manufacturing, except as listed below:			PX	PX	PX	P	P	X Operations must be conducted entirely indoors, except outdoor storage is conditionally permitted
Distribution, storage and warehousing						P	P	
Artisan manufacturing	P	P	P	P	P	P	P	
Recreation, culture and entertainment, except as listed below:	PX	P	P	P	P	P	P	Operations must be conducted entirely indoors X Use is prohibited in the Air Quality Buffer as delineated in BMC 12.48.170
Sports fields and courts	PX	P	P	P	P	P	P	X Use is prohibited in the Air Quality Buffer as delineated in BMC 12.48.170
<del>Beaches and other natural water-oriented play areas</del>	<del>PX</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>X Use is prohibited in the Air Quality Buffer as delineated in BMC 12.48.170</del>
Parks	PX	P	P	P	P	P	P	X Use is prohibited in the Air Quality Buffer as delineated in BMC 12.48.170
<del>Stadiums</del>	<del>CX</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>X Use is prohibited in the Air Quality Buffer as delineated in BMC 12.48.170</del>
Swimming pools	PX	P	P	P	P	P	P	X Use is prohibited in the Air Quality Buffer as delineated in BMC 12.48.170
Retail uses, as listed below and based on gross floor area (GFA)/individual use:								Excludes retail uses with exterior sales and/or storage areas greater than 15,000sf GFA or occupying a greater area than the use's building.
<2,500sf GFA	P	P	PI	PI	PI	PI	PI	I Retail is permitted as a secondary on-site use (contains less GFA than primary permitted use)
2,500-12,000sf GFA	P	P	P	PI	PI	PI		I Retail is permitted as a secondary on-site use (contains less GFA than primary permitted use)
12,001-50,000sf GFA	P	P						
>50,000sf GFA	P	P						
Temporary uses	See 12.06.160 for allowances/regulations for temporary uses in the GC zone.							

Table 12.48.120 Uses permitted in Canyon Park Subarea zones.								
Table legend: P = Permitted use C = Conditional use No letter = Use not permitted	RMU-H	RMU-M	OR-H	OR-M	OR-L	E-M	E-L	Additional Provisions
Use Categories								
Transportation	See 12.06.160 for allowances/regulations for transportation uses in the GC zone.							
Utilities	See 12.06.160 for allowances/regulations for utility uses in the GC zone.							
RESIDENTIAL								
Note: Residential uses are not allowed on the ground floor facing a designated Primary block frontages (see BMC 12.48.320.B). Exception: Lobbies for permitted multifamily uses provided the units meet the regulations in BMC 12.48.320.B).								
Adult family homes	P×	P	P	P	P			Use is subject to obtaining a state license in accordance with Chapter 70.128 RCW × Use is prohibited in the Air Quality Buffer as delineated in BMC 12.48.170
Dwelling units, accessory	P×	P	P	P	P			BMC 12.14.135 × Use is prohibited in the Air Quality Buffer as delineated in BMC 12.48.170
Dwelling units, multifamily	P×	P	P	P	P			× Use is prohibited in the Air Quality Buffer as delineated in BMC 12.48.170
Family day care	P×	P	P	P	P			Use is subject to: <ul style="list-style-type: none"><li>Obtaining a state license in accordance with Chapter 74.15 RCW</li><li>Certification by the office of child care policy licensor that a safe passenger loading area, if necessary, is provided</li></ul> × Use is prohibited in the Air Quality Buffer as delineated in BMC 12.48.170
Home occupations	P×	P	P	P	P			BMC 12.06.140.B.8 × Use is prohibited in the Air Quality Buffer as delineated in BMC 12.48.170
Nursing homes	C×	C	C	C	C			Chapter 12.10, BMC × Use is prohibited in the Air Quality Buffer as delineated in BMC 12.48.170

<b>Table 12.48.120</b> <b>Uses permitted in Canyon Park Subarea zones.</b>								
<i>Table legend:</i> <i>P = Permitted use</i> <i>C = Conditional use</i> <i>No letter = Use not permitted</i>								
<b>Use Categories</b>	<b>RMU-H</b>	<b>RMU-M</b>	<b>OR-H</b>	<b>OR-M</b>	<b>OR-L</b>	<b>E-M</b>	<b>E-L</b>	<b>Additional Provisions</b>
Residential care facilities	P×	P	P	P	P			BMC 12.06.140.B.12 × Use is prohibited in the Air Quality Buffer as delineated in BMC 12.48.170
Specialized senior housing	C×	C	C	C	C			Chapter 12.10, BMC × Use is prohibited in the Air Quality Buffer as delineated in BMC 12.48.170
Uses accessory to principal uses	P×	P	P	P	P			× Use is prohibited in the Air Quality Buffer as delineated in BMC 12.48.170

**12.48.130 Dimensional regulations for Canyon Park Subarea zones.**

- A. Purpose.** To promote forms of development that reinforce and/or enhance the desired character of the Canyon Park Subarea zones.
- B. Dimensional regulations table.** The table below addresses the form and intensity of development specific to individual Canyon Park Subarea zones. The zone is located on the vertical columns and the form/intensity measure being addressed is located on the horizontal rows.

*NOTES ON PROPOSED MIN F.A.R. PROVISIONS: Whereas PSRC's growth targets emphasize the term "activity units", the code here attempt to simplify the approach by employing a minimum FAR. These FAR levels will prohibit low intensity development generally served by surface parking. While greater FAR's are needed to ultimately meet PSRC's growth targets, it's assumed that market conditions will ultimately require more intensive development levels that match land values.*

*NOTES ON PROPOSED BASE MAX F.A.R. PROVISIONS: The proposed base max FAR provisions were developed based on analysis of achieving minimum growth targets from PSRC. MAKERS developed a 3D massing model illustrating development on key developable sites that accommodated these growth targets. MAKERS then examined multiple sites to determine what FAR levels were necessary to achieve those targets. Note that required through-block passages and typical building forms result in FAR levels much lower than the number of stories allowed by permitted building heights.*

*NOTES ON PROPOSED BUILDING HEIGHTS/BONUS: The proposed base max heights largely utilize the current height maximums. The exception is that current max heights in most areas goes up to 100' for non-residential development. In this new proposal, incentives (TBD) will be needed to achieve heights up to 85' in most zones. 85' would allow the relatively new IBC allowed 5-stories wood over 3 concrete.*

<b>Table 12.48.130</b> <b>Dimensional regulations for Canyon Park Subarea zones.</b>								
Measure	RMU-H	RMU-M	OR-H	OR-M	OR-L	E-M	E-L	Additional Provisions
<b>DEVELOPMENT INTENSITY &amp; HEIGHT</b>								
Minimum density (du/acre)	90	45	90	45	25-35			<del>BMC 12.48.140</del>
Minimum floor area ratio (FAR)	0.60	0.50	0.60	0.50	0.50	0.50	0.50	BMC 12.48.140
Maximum base FAR	2.0	1.5	2.0	1.5	1.0	2.0	1.0	BMC 12.48.140
Maximum FAR with incentives	There is no set maximum FAR for each zone other than those parameters set forth for the incentive provisions in BMC 12.48.150.							
Maximum base building height (feet)	65	65	65	65	45	100	50	BMC 12.14.110-120
Maximum building height (feet) with incentives	85	85	85	85				BMC 12.48.150
Maximum building coverage (%)	There is no maximum percentage standard for building coverage and hard surface coverage. However, the building and hard surface coverage will be limited by setbacks, required landscaping and open space, compliance with stormwater management provisions (ADD X-REF), critical areas provisions (ADD X-REF), and market conditions, and compliance with other zoning and site design regulations in this chapter (OR TITLE?).							
Maximum hard surface coverage (%)v								

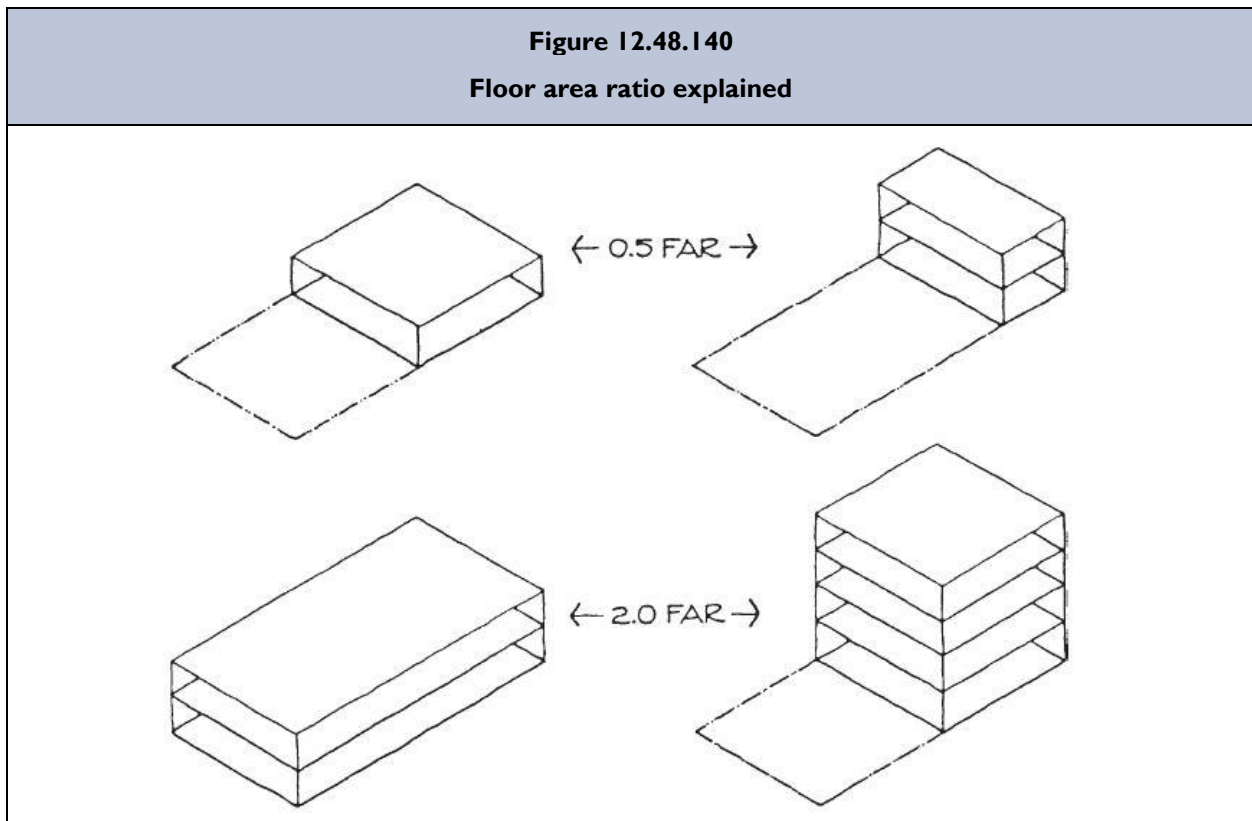
Table 12.48.130 Dimensional regulations for Canyon Park Subarea zones.								
Measure	RMU-H	RMU-M	OR-H	OR-M	OR-L	E-M	E-L	Additional Provisions
BLOCK AND LOT DIMENSIONS								
Maximum block size (perimeter measured in feet)	1,800	1,800	1,800	1,800	1,800	2,000	2,400	BMC 12.48.160
Minimum lot area, width & depth	There is no minimum lot area, width or depth regulations. However, lot dimensions will influenced by minimum floor area ratio, permitted uses, market conditions, and other development regulations herein.							
SETBACKS (minimum)								
See BMC 12.14.050-100 for general measurement methods, modifications, and projections allowed								
Front yard setback	See BMC 12.48.400 sections (Design regulations – Block frontages) for applicable regulations							
Side and rear yard setback	See BMC 12.64.510 for applicable side and rear yard setbacks							
Lane setback	See BMC 12.48.400 sections (Design regulations – Block frontages) for applicable regulations							

**12.48.140 Floor area ratio calculations.**

Floor area ratio is defined as the floor area of all buildings on a lot divided by the area of that lot.

Exception: The following site and floor areas are excluded from floor area ratio calculations:

- A. Critical areas and required buffer areas.
- B. Wetland mitigation areas.
- C. Stormwater ponds.
- D. Above grade structured parking facilities.

**12.48.150 Bonus floor area ratio incentives. PLACEHOLDER****12.48.160 Bonus building height incentives. PLACEHOLDER****12.48.170 Maximum block perimeter.**

- A. Purpose. To enhance pedestrian and vehicular circulation within the subarea.
- B. Dimensions. Blocks must be designed to provide publicly accessible pedestrian and/or vehicular connections at intervals no greater than indicated in Table 12.48.130 by zoning district.
- C. Exceptions.
  - 1. Developments that complete required through-block connections (delineated in Figure BMC 12.48.200) on the subject property are exempt from these regulations.

2. Where topography, right-of-way, uses that require large site/building footprints, existing construction or physical conditions, or other geographic conditions prevent compliance or impose an unusual hardship on the applicant, the Director may relax the regulations provided the proposed design maximizes pedestrian and vehicular connectivity on the site given the constraints.

**12.48.180 Air quality buffer.**

The Canyon Park Subarea Plan calls for a 500-foot buffer from the centerline of each directional roadway of Interstate 405 to prevent residential and other sensitive uses (e.g., schools, daycares) within close proximity to very heavy traffic volumes (where air pollution and health impacts are typically highest).

## STREET DESIGN, CIRCULATION & PARKING

### Sections:

- 12.48.200 Purpose.
- 12.48.210 Provision of new streets.
- 12.48.220 Streetscape classifications and regulations.
- 12.48.230 Through-block connections.
- 12.48.240 Trails.
- 12.48.250 Off-street parking regulations.

### **12.48.200 Purpose.**

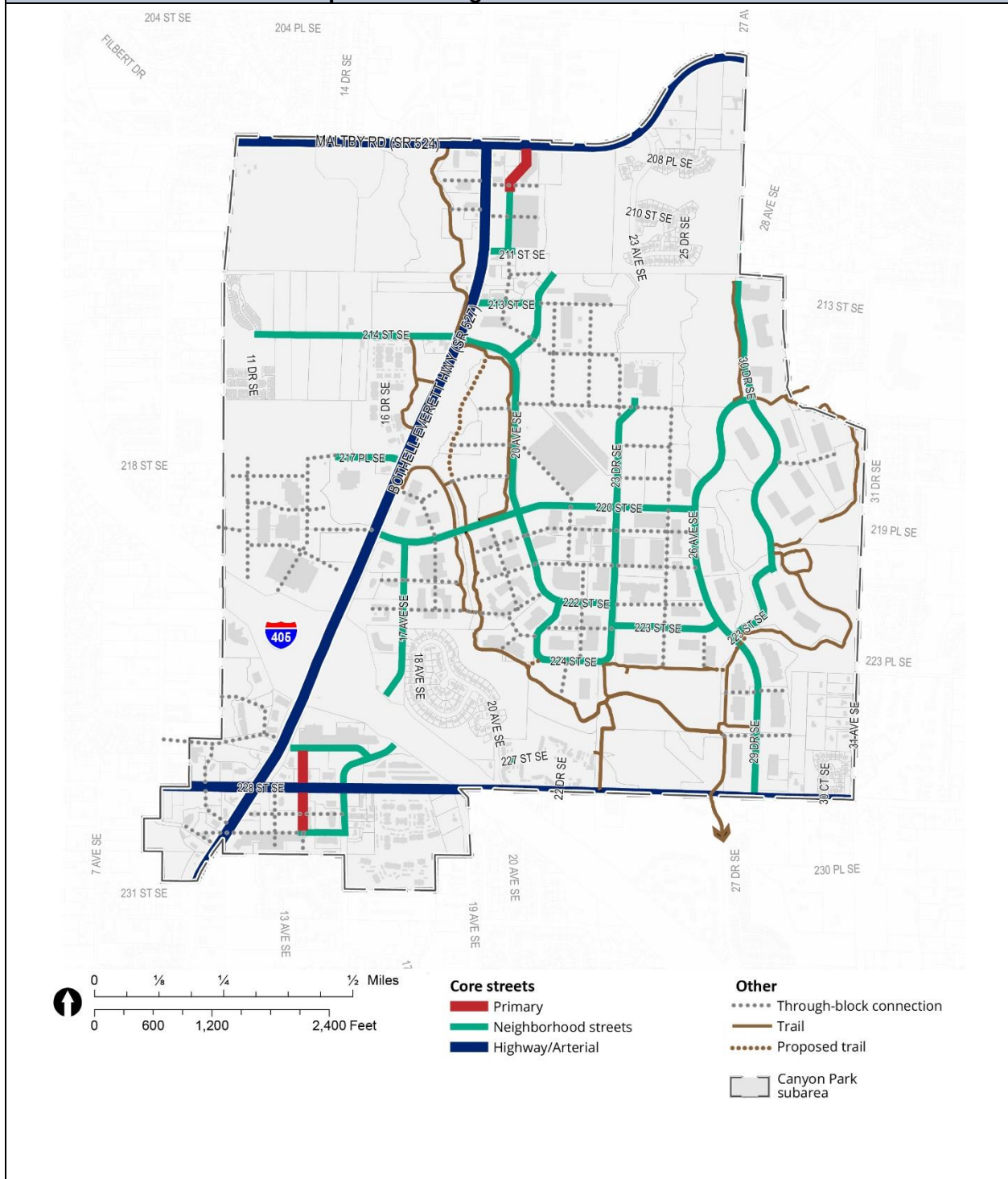
The purpose of the BMC 12.48.200 street design, circulation, and parking sections is to:

- A. Expand and enhance Canyon Park's circulation network and streetscape design that support the envisioned pedestrian-friendly mixed-use development within the subarea.
- B. To emphasize a "complete streets" approach to street improvements within Canyon Park. This involves designing and operating streets to enable safe and convenient access and travel for all users including pedestrians, bicyclists, transit riders, and people of all ages and abilities, as well as freight and motor vehicle drivers, and to foster a sense of place in the public realm with attractive design amenities.
- C. Clarify the nature, extent, and location of required street improvements.



Figure 12.48.200

**Canyon Park Subarea street network, streetscape classifications, and  
planned through-block connections.**



**12.48.210 Provision of new streets.**

New street regulations are established to enhance Canyon Park's circulation network and support the envisioned development within the subarea. Required new streets shall be built by developers as development occurs. New streets are required:

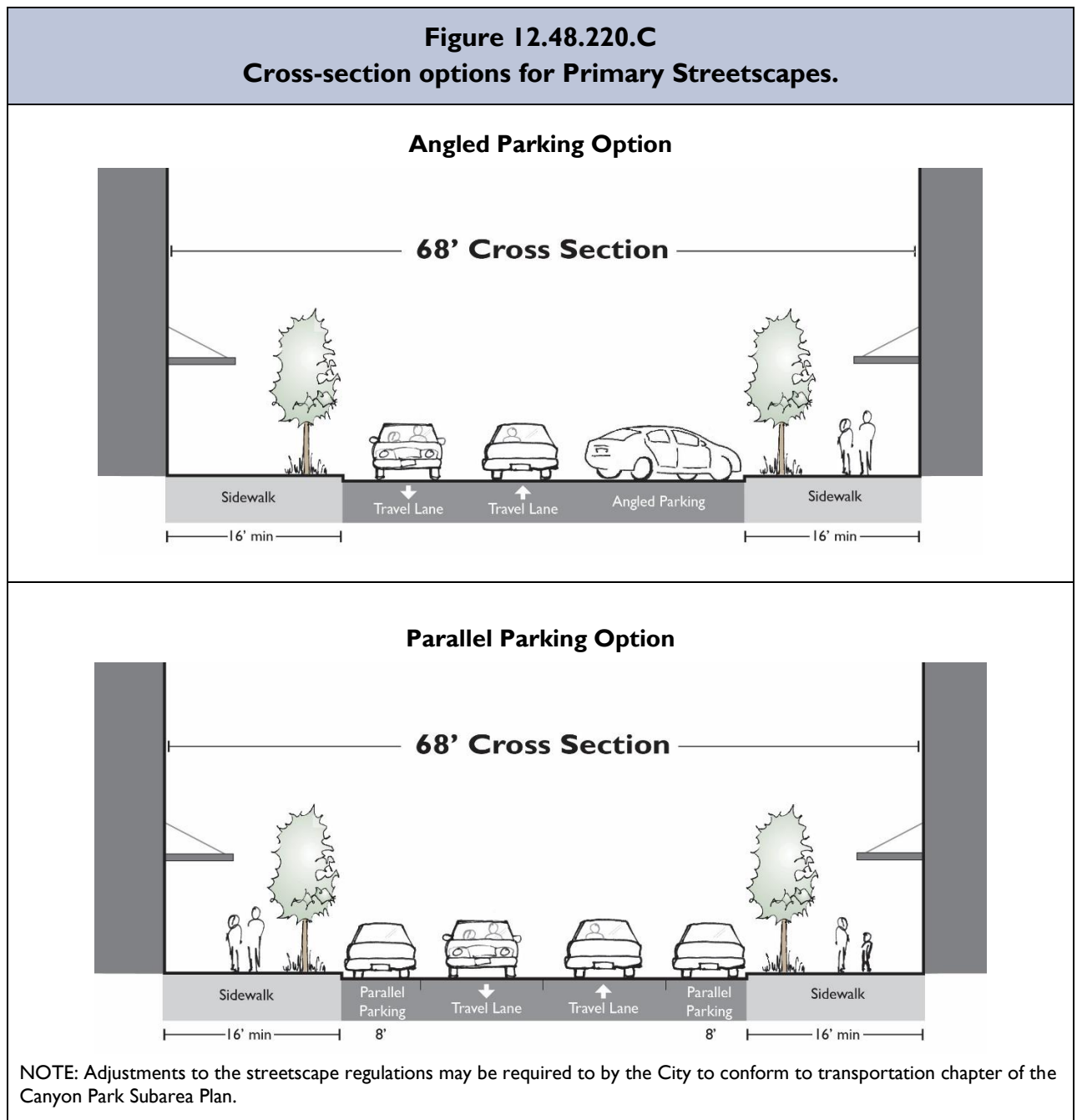
- A. To complete new streets identified in Figure BMC 12.48.200. Specific alignments for new or extended street connections will be developed during the development review process for applicable sites.
- B. To help comply with maximum block requirements in BMC 12.48.160.

**12.48.220 Streetscape classifications and regulations.**

Figure 12.48.200 above illustrates the configuration of three planned streetscape classifications for planned new, extended, and improved streets in the subarea. Subsections C-E below provide the regulations for each streetscape type.

- A. Required adjustments.** Adjustments to the streetscape regulations may be required to by the City to conform to transportation chapter of the Canyon Park Subarea Plan.
- B. Design departures.** Adjustments to the streetscape classification regulations in subsections C-E below may be approved by the City as a departure, pursuant to BMC 12.48.030, provided the design meets the goals and policies of the Canyon Park Subarea Plan.

- C. Primary Streetscapes.** Primary Streetscapes are intended to function as the subarea's primary neighborhood center streets. Figure 12.48.220.C below illustrates optional streetscape cross-sections.



- D. Highway/Arterial Streetscapes.** This includes Bothell/Everett Highway (SR 527), Maltby Road (SR 524), and 228<sup>th</sup> Street SE. While these are very busy streets with considerable vehicular traffic, they are the front doorsteps of the neighborhood and will accommodate an increasing number of pedestrians as envisioned redevelopment activity occurs.

Figure 12.48.210.D illustrate the cross-section regulations for Highway/Arterial Streets, unless otherwise directed by an adopted streetscape plan.

**Figure 12.48.220.D**

**Minimum required sidewalk and planting strip on Highway/Arterial Streets.**

**PLACEHOLDER**

NOTE: Adjustments to the streetscape regulations may be required to by the City to conform to transportation chapter of the Canyon Park Subarea Plan.

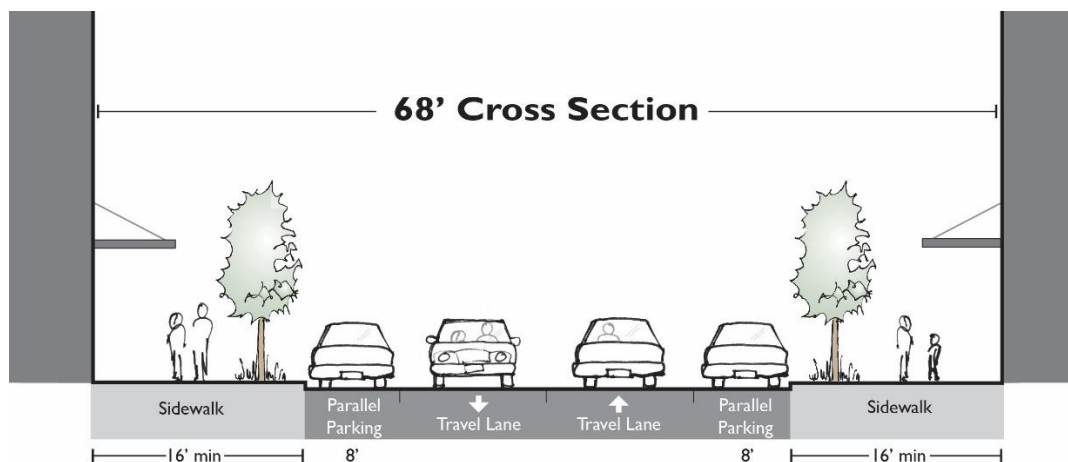
- E. Neighborhood Streetscapes.** This includes all other streets within the subarea's mixed-use zoning districts. These streets are intended to function as pedestrian-friendly streets serving a mixture of office, residential, and commercial retail uses.

Figures 12.48.220.E.1-2 illustrate the standard cross-section regulations for Neighborhood Streetscapes. Variations to these cross-sections may be required by the City to conform to transportation chapter of the Canyon Park Subarea Plan.

**Figure 12.48.220.E.1**

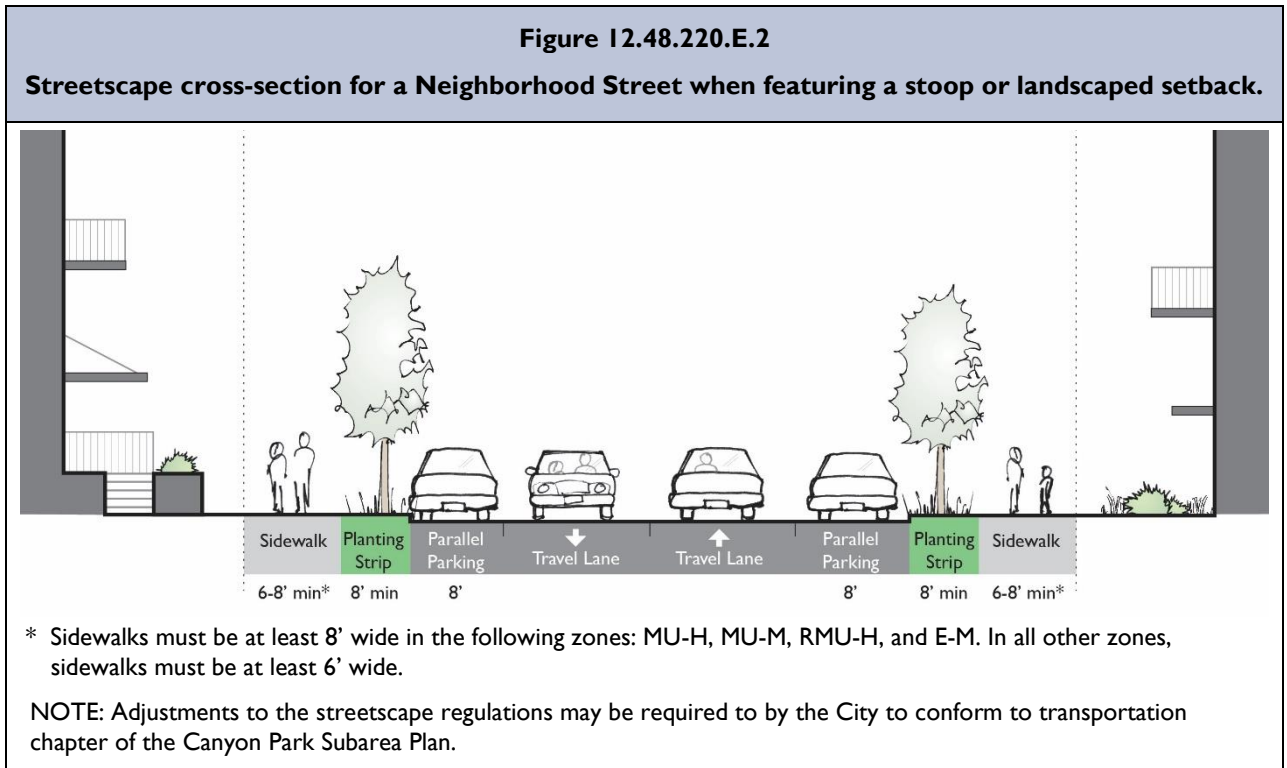
**Cross-section of streetscape regulations for Neighborhood Streets when featuring a Primary/storefront block-frontage design.**

**NOTE – GRAPHIC TO BE UPDATED TO (1) REMOVE CROSS-SECTION DIMENSION, (2) SHOW 14' SIDEWALK DIMENSION AND (3) ADD AN ASTERISK AFTER SIDEWALK REFERENCE**



\*Where a planting strip is used (instead of trees in grates), the planting strip must be at least 5' wide.

NOTE: Adjustments to the streetscape regulations may be required to by the City to conform to transportation chapter of the Canyon Park Subarea Plan.



### 12.48.230 Through-block connections.

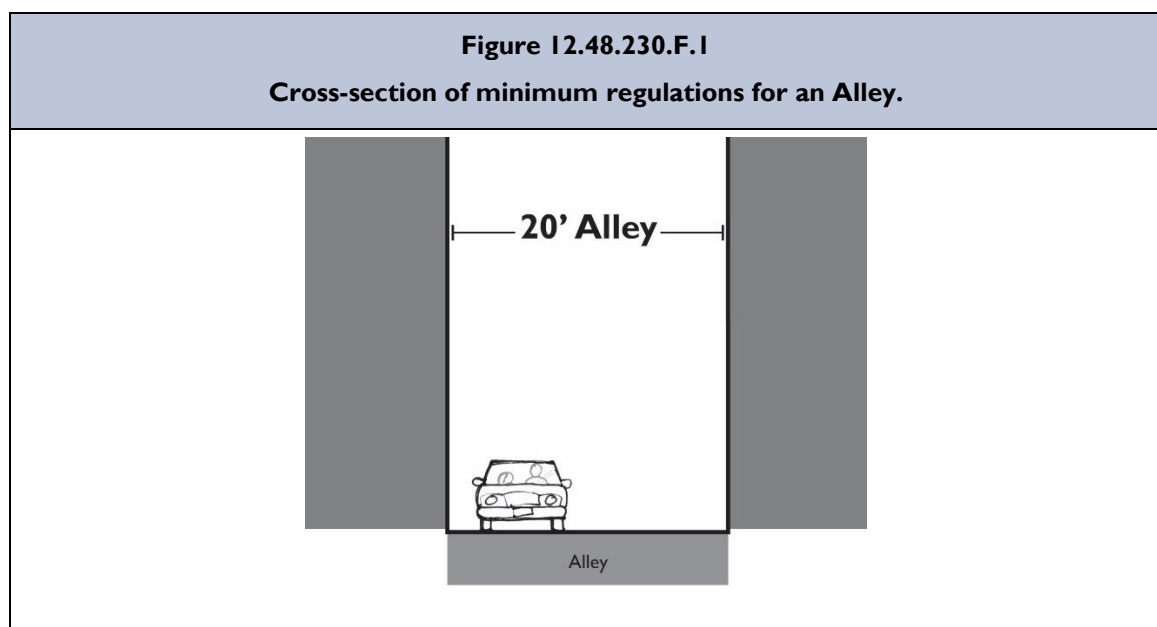
Figure 12.48.200 above illustrates the configuration of several “through-block connections” intended to primarily enhance pedestrian circulation in the area, while also providing an option for vehicular access to on-site parking, functioning as a design amenity to new development, and breaking of up the massing of buildings on long blocks. Specific regulations:

- A. Required connections and public access easement.** If an applicant owns a lot containing a proposed through-block connection within it or along the edge of the property, the applicant must provide such through-block connections in conjunction with their project development as a public access easement.
- B. Alignment.** Specific alignments for the through-block connections will be developed during the development review process for applicable sites.
- C. Accessibility.** Through-block connections must be accessible to the public at all times and may take a variety of forms, depending on the block size and use mix, as specified in subsection D, Through-block connections, below.
- D. Design departures.** Adjustments to the through-block connection regulations in subsection E below may be approved by the City as a departure, pursuant to BMC 12.48.030, provided the design:
  1. Creates a safe and welcoming pedestrian-route.
  2. Provides an effective transition between the shared lane or path and adjacent uses (e.g., enhances privacy to any adjacent ground-level residential units).
  3. Functions as a design amenity to the development.

- E. Cantilever design.** Buildings may project or cantilever into minimum required easement areas on building levels above the connection provided a 13-foot, six-inch vertical clearance is maintained and all other regulations are met.
- F. Through-block connection types.** Unless otherwise noted below and elsewhere in this chapter, required through-block connections may take any of the following forms set forth in subsections F.1-4 below. A combination of designs set forth above may be used for each connection.

1. Alley design.

- a. Applicability: The traditional alley design option is permitted on blocks featuring storefronts along at least 50-percent of the block's perimeter frontage.
- b. 20-foot minimum public access easement.
- c. 20-foot wide two-way travel lane featuring asphalt, concrete, unit paving, or other similar decorative and durable surface material.



2. Woonerf design.

- a. Applicability: The “woonerf” – or shared lane may apply to any through-block connection within the subarea.
- b. 40-foot minimum public access easement.
- c. 20-foot wide two-way shared travel lane featuring concrete, unit paving, or other similar decorative and durable surface material. Asphalt is prohibited.
- d. Ten-foot minimum landscaping strips with Type III Landscaping per BMC 12.18.040 on each side of the shared-lane. Curbs and/or raised planter walls may be included in the required landscaping area.
- e. Where such through-block connection is integrated along the edge of a development, a minimum easement of 20-feet is required for the shared travel lane.
- f. Woonerf design connections are subject to block frontage regulations in BMC 12.48.355.

Figure 12.48.230.F.2 illustrates the cross-section for minimum regulations for the Woonerf design.

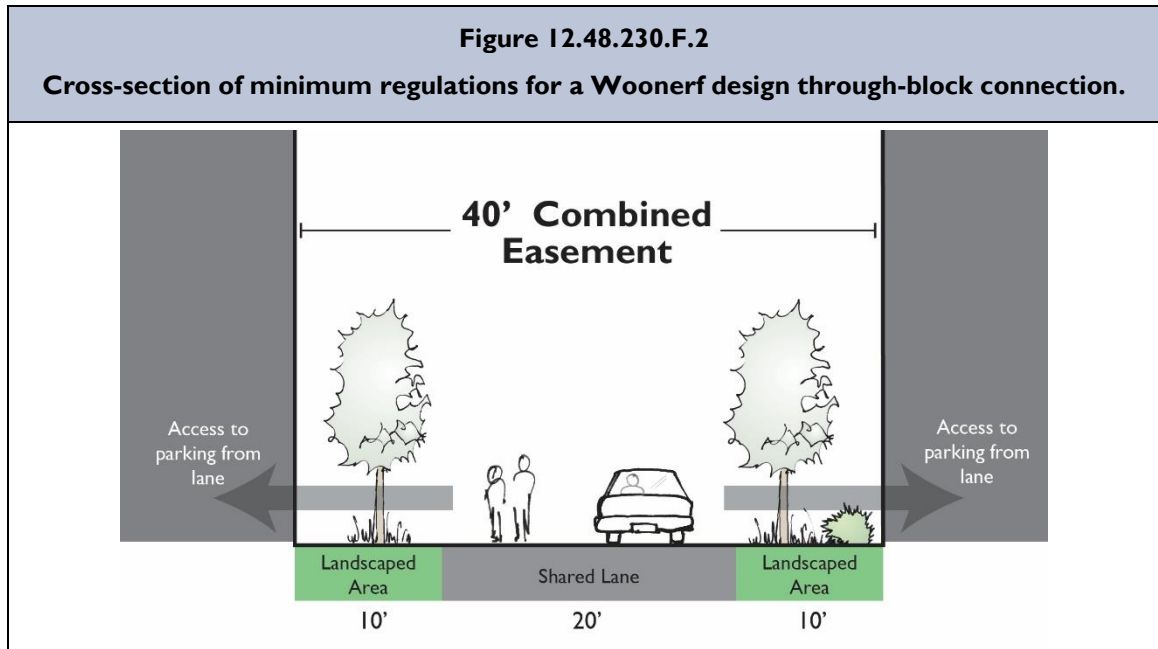
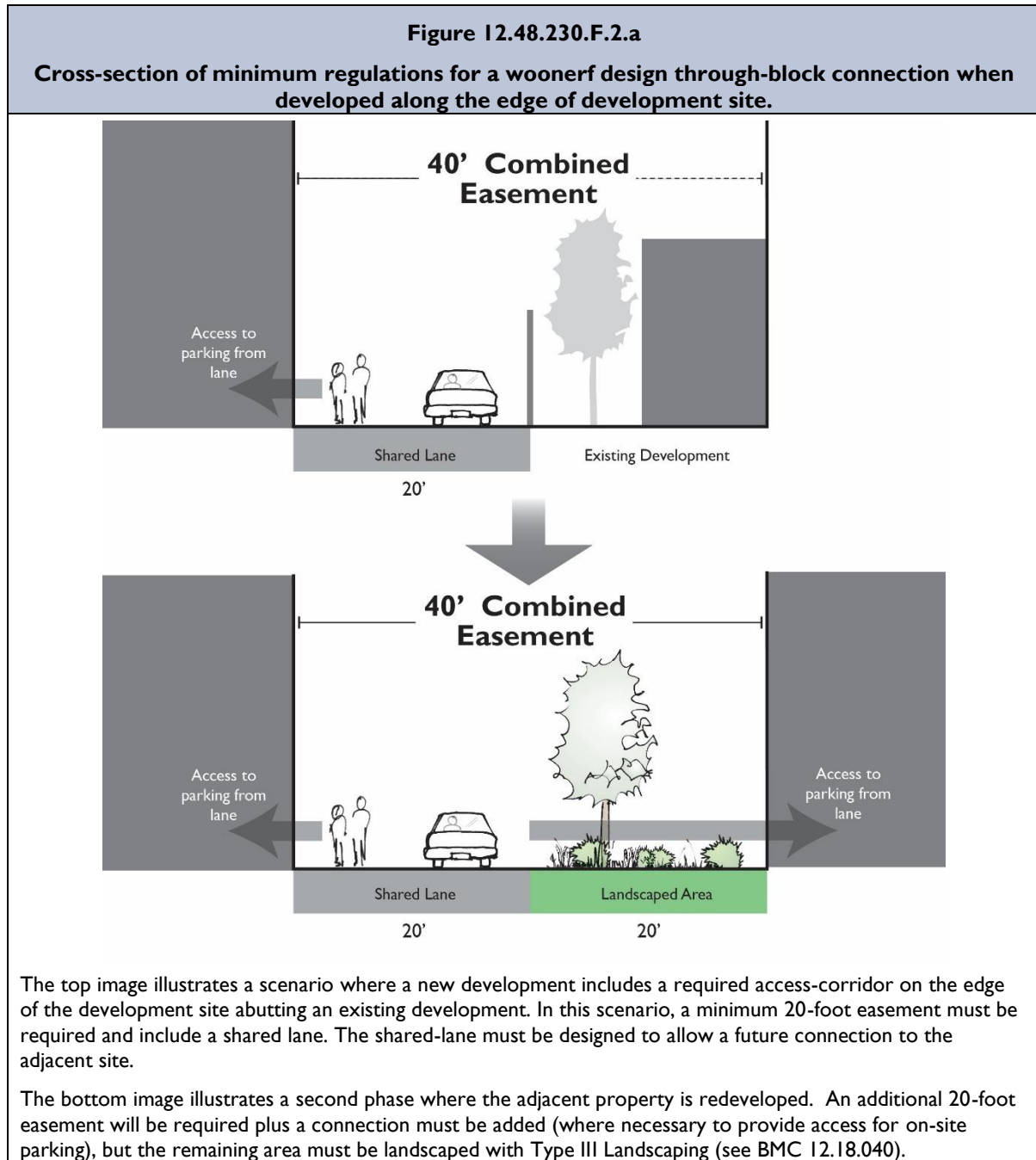


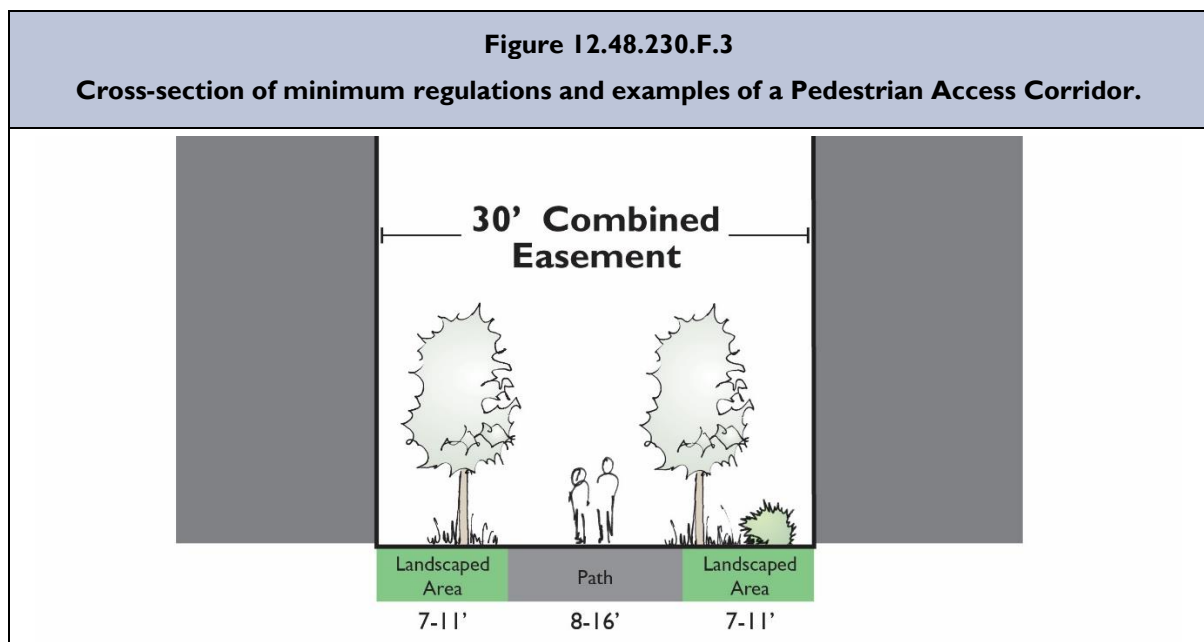
Figure 12.48.230.F.2.a illustrates regulations for scenarios where a through-block connection is located on the edge of a site, where its development likely will be phased in as the adjacent properties redevelop.





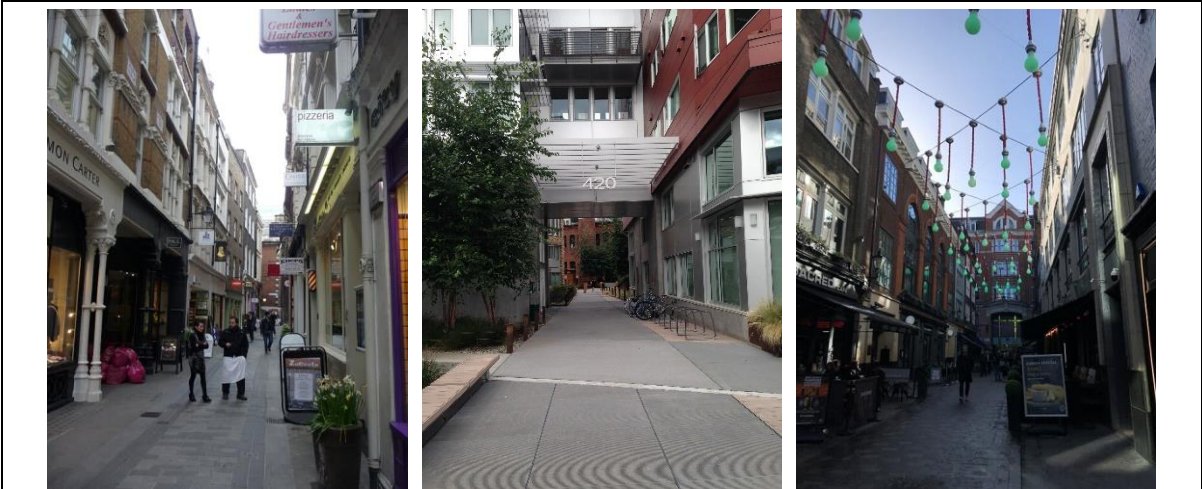
3. Landscaped passageway design.

- a. Applicability: Optional design when vehicular access to the site is provided elsewhere on the site.
- b. 30-foot minimum public access easement.
- c. Eight to 16-foot walking path. Eight to ten-foot paths are appropriate in a residential context, whereas the wider path is more desirable where active ground level uses with outdoor seating/dining areas.
- d. Seven to 11-foot minimum landscaping strips (with Type III Landscaping per BMC 12.18.040) on each side of the walking path. Raised planter walls may be included in the required landscaping area.
- e. Where such through-block connection is integrated along the edge of a development, a minimum easement of 15-feet is required for the subject walking path and landscaping. Adjustments to the walking path and landscaping widths and configurations are allowed provided the design effectively balances the following objectives:
  - (1) Create a safe and welcoming pedestrian-route.
  - (2) Provides an effective transition between the walking path and adjacent uses (e.g., enhances privacy to any adjacent ground-level residential units).
  - (3) Functions as a design amenity to the development.
- f. Landscaped passageway design connections are subject to block frontage regulations in BMC 12.48.355.



**Figure 12.48.230.F.3****Cross-section of minimum regulations and examples of a Pedestrian Access Corridor.****4. Urban passage design.**

- a. Applicability: Optional design when vehicular access to the site is provided elsewhere on the site and active ground level uses are provided along frontages.
- b. Sixteen-foot minimum public access easement.
- c. Urban passage design connections are subject to block frontage regulations in BMC 12.48.360.

**Figure 12.48.230.F.4****Urban passage examples.**

**12.48.240 Trails.**

Figure 12.48.200 above illustrates the configuration of existing and planned trails to implement the Canyon Park Subarea Plan. Specific regulations:

- A. Required connections and public access easement.** If an applicant owns a lot containing a proposed trail within it or along the edge of the property, the applicant must provide such trail in conjunction with their project development as a public access easement.
- B. Alignment.** Specific alignments for the trail will be developed during the development review process for applicable sites.
- C. Accessibility.** Trails must be accessible to the public at all times.

**D. Design.** Trails must be designed appropriate to the physical context of the site and development to accommodate anticipated use. The following documents provide guidance and/or standards to the design trails in Canyon Park:

1. Bothell Design and Construction Standards.
2. Parks, Recreation and Open Space (PROS) Plan.
3. Canyon Park Subarea Plan.

**12.48.250 Off-street parking regulations.**

The provisions herein supplement the off-street parking provisions in Chapter 12.16, BMC. Where there is a conflict, the provisions herein apply.

- A. Off-street parking regulations are set forth in Table 12.48.250 below.

<b>Table 12.48.250</b> <b>Off-street parking regulations for commercial uses</b> <b>(minimum number of parking spaces required).</b>							
Use Categories	RMU-H	RMU-M	OR-H	OR-M	OR-L	E-M	E-L
<b>NON-RESIDENTIAL</b> (spaces per square feet of gross floor area, unless otherwise noted)							
Automotive, marine, and heavy equipment services	1/500sf	1/500sf	1/500sf	1/500sf	1/400sf	1/500sf	1/400sf
Artisan manufacturing							
Business or personal services use							
Eating and drinking establishments							

Table 12.48.250							
Off-street parking regulations for commercial uses (minimum number of parking spaces required).							
Use Categories	RMU-H	RMU-M	OR-H	OR-M	OR-L	E-M	E-L
Education services							
Government services, general							
Health and social services							
Recreation, culture and entertainment, indoor							
Retail uses							
Hotels and motels	1/unit or suite						
Manufacturing, except artisan manufacturing	NA	NA	0.9/1,000sf	0.9/1,000sf	0.9/1,000sf	0.9/1,000sf	0.9/1,000sf
Uses not otherwise categorized	As determined by community development director						
RESIDENTIAL (spaces per dwelling unit)							
Studio + 1-bedroom*	0.75	1.1	0.75	1.1	1.5	NA	NA
2-bedroom*	1.5	2.2	1.5	2.2	2.2	NA	NA
3-bedroom or more*	2.2	2.2	2.2	2.2	2.2	NA	NA

Note, some developments within a ¼ mile of frequent transit may be eligible for a parking minimum exception per HB 1923, modified by HB 2343, allowing a minimum of .75 stalls per unit.

- B. Some developments within one-quarter mile of frequent transit may be eligible for a parking minimum exception or reduction per House Bill-1923, modified by House Bill-2343.

# DESIGN REGULATIONS – BLOCK-FRONTAGES

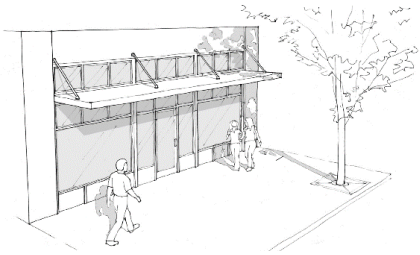
## Sections:

- 12.48.300 Purpose.
- 12.48.305 Block-frontage designation map.
- 12.48.310 About the transparency regulations.
- 12.48.320 Primary block-frontage regulations.
- 12.48.330 Secondary block-frontage regulations.
- 12.48.340 Gateway block frontage regulations.
- 12.48.350 Undesignated (streets with no designated block frontage).
- 12.48.355 Woonerf and Landscaped Passageway frontage regulations.
- 12.48.360 Urban Passage frontage regulations.
- 12.48.370 Where properties front onto multiple streets.
- 12.48.380 Where properties have multiple designations along one frontage.
- 12.48.390 High-visibility street corners.




## 12.48.300 Purpose.

The purpose of the BMC 12.48.300 block frontage design regulation sections is to:

- A. To achieve the envisioned character of Canyon Park Subarea as set forth in the goals and policies of the Canyon Park Subarea Plan.
- B. To enhance pedestrian environments by emphasizing activated ground-level block-frontage designs for commercial, mixed-use, and multifamily developments.
- C. To minimize potential negative impacts of off-street parking facilities on the streetscape in strategic areas.
- D. To promote good visibility between buildings and the street for security for pedestrians and to create a more welcoming and interesting streetscape.

Table 12.48.300 Summary of key block-frontage types.		
	Permitted Frontage	Details
Primary		<ul style="list-style-type: none"> <li>No new ground-level parking adjacent to the street.</li> <li>Special transparency, weather protection, and entry requirements.</li> <li>Minimum commercial space height and depth.</li> <li>No ground floor residential uses except for live/work units on select Storefront designated blocks where the storefront space meets height and depth regulations.</li> </ul>

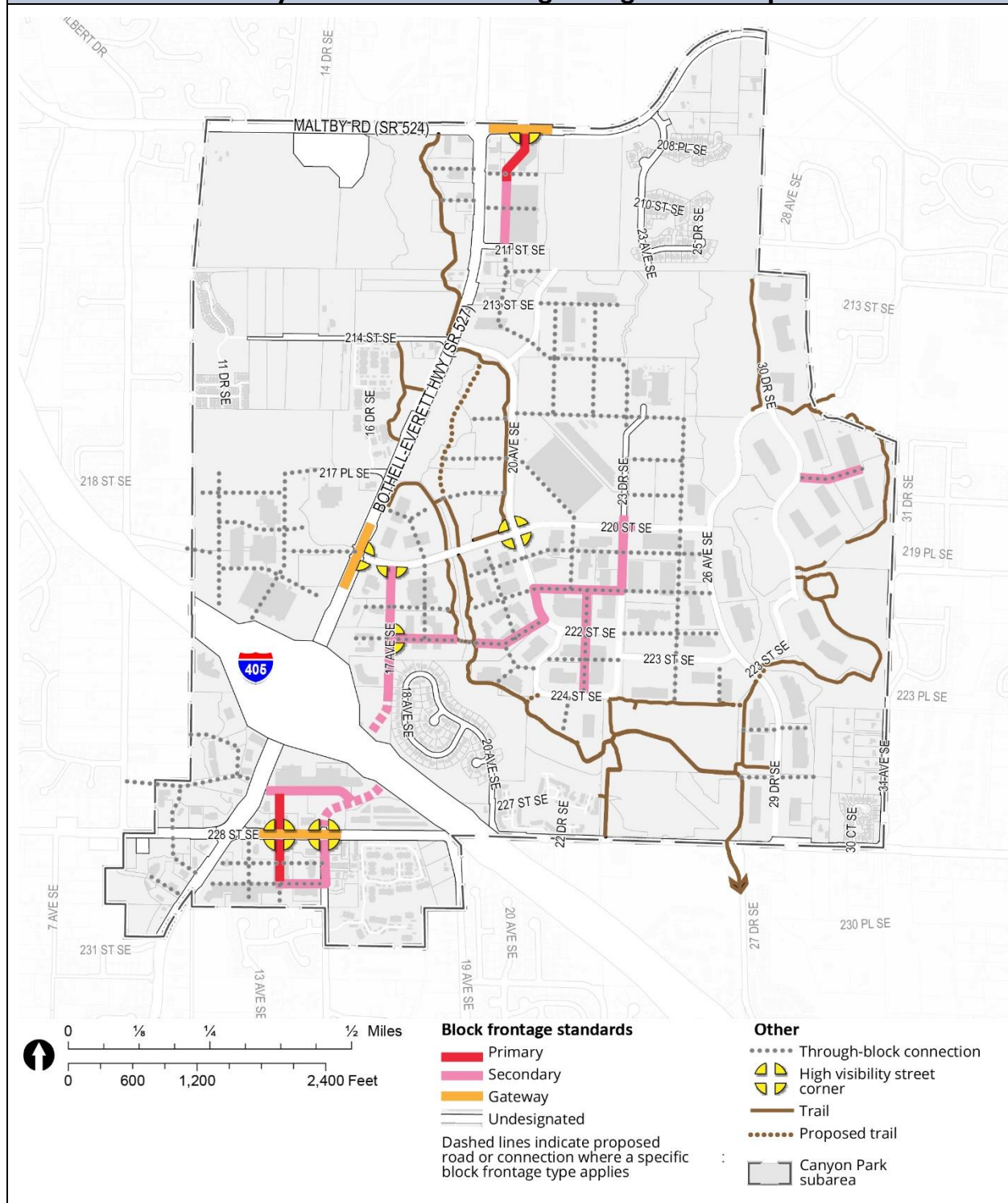


<b>Table 12.48.300</b> <b>Summary of key block-frontage types.</b>		
<b>Secondary</b>	 <p>OR</p> <p>Storefront or Landscape Frontages allowed</p>	<ul style="list-style-type: none"> <li>• Ground-level parking must not be visible from the street.</li> <li>• Landscaping to soften façades of non-storefronts and buffer parking areas.</li> <li>• Minimum façade transparency requirements per use and setback.</li> </ul>
<b>Gateway</b>	 <p>OR</p> <p>Storefront or Landscape Frontages allowed</p>	<ul style="list-style-type: none"> <li>• Emphasizes “Secondary” block frontage regulations for buildings at intersections, but emphasizes the “Undesignated” block frontage regulations between intersections to allow greater flexibility.</li> </ul>
<b>Undesignated</b>	 <p>OR</p> <p>Storefronts are optional in mixed-use zones, otherwise frontages with landscaped setbacks are emphasized</p>	<ul style="list-style-type: none"> <li>• Flexible parking lot location regulations.</li> <li>• Landscaping to soften façades of non-storefronts and buffer parking areas.</li> <li>• Minimum façade transparency requirements per use and setback.</li> </ul>

### 12.48.305 Block-frontage designation map.

- A. Application of map and block frontage regulations. New development fronting on all streets in the Canyon Park Subarea are subject to applicable regulations in these BMC 12.48.300 sections based on the block frontage designation of the street.
- B. Clarifying the differences between the block frontage designation map and the streetscape designation map in Figure 12.48.200. Block-frontage designations and regulations apply to development frontages, which includes the building and associated site development that occurs within the property boundary. The streetscape designations and regulations set forth in BMC 12.48.220 regulate the design of sidewalks and planting strips along streets.

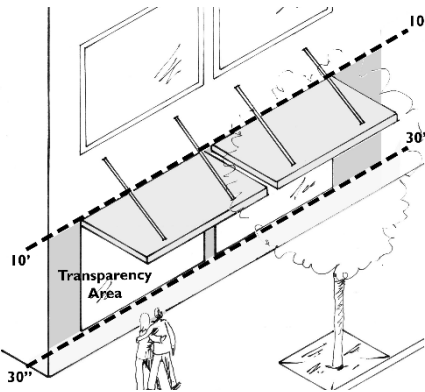
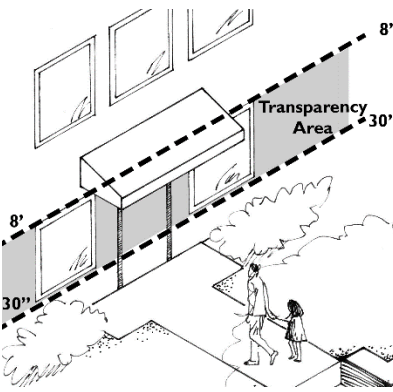
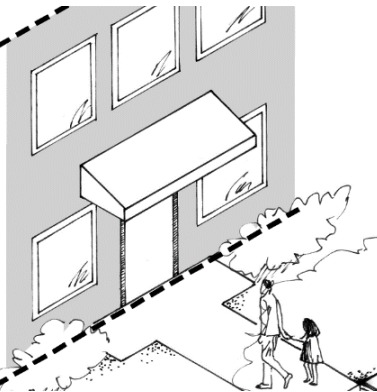


**Figure 12.48.305**  
**Canyon Park block-frontage designations map.**





### 12.48.310 About the transparency regulations.

Some block-frontage designations contain distinct minimum façade transparency regulations. The purpose of these regulations is to maintain “eyes on the street” for safety and create welcoming pedestrian environments. Table 12.48.310 below includes details in how they are measured.

Table 12.48.310 Transparency regulations		
Transparency area		
<p><b>Storefront</b></p>  <p>The transparency area is on the ground floor between 30" and 10' above sidewalk grade</p>	<p><b>Ground floor non-residential and non-storefront</b></p>  <p>The transparency area is between 30" and 8' above grade</p>	<p><b>Residential buildings and residential portions of mixed-use buildings</b></p>  <p>All vertical surfaces of the façade are used in the calculations</p>
Other Transparency Provisions		
<p><b>Windows must be transparent</b></p> <p>Ground-level window area for storefronts and other non-residential uses that is covered, frosted, or perforated in any manner that obscures visibility into the building must not count as transparent window area. Perforated signs are allowed provided they meet window sign regulations in BMC 12. Also, mirrored glass and highly-reflective or darkly-tinted windows must not be counted as transparent windows.</p>	 <p>Covered windows</p>	 <p>Perforated sign</p>

**Table 12.48.310**  
**Transparency regulations**

**Display windows & parking garages**

Display windows may be used for up to 25% of non-residential transparency requirements (except for ground-level Storefront-designated block-frontages) provided they are at least 30" deep to allow changeable displays and the interior wall is non-structural so it can be removed if the windows are not used for display. Tack-on display cases as shown in the far right example do not qualify as transparent window area.

For parking garages (where allowed by block frontage regulations), the left image illustrates how such a structure can meet (and not meet) the applicable transparency regulations.



Integrated display windows



Tack-on display cases



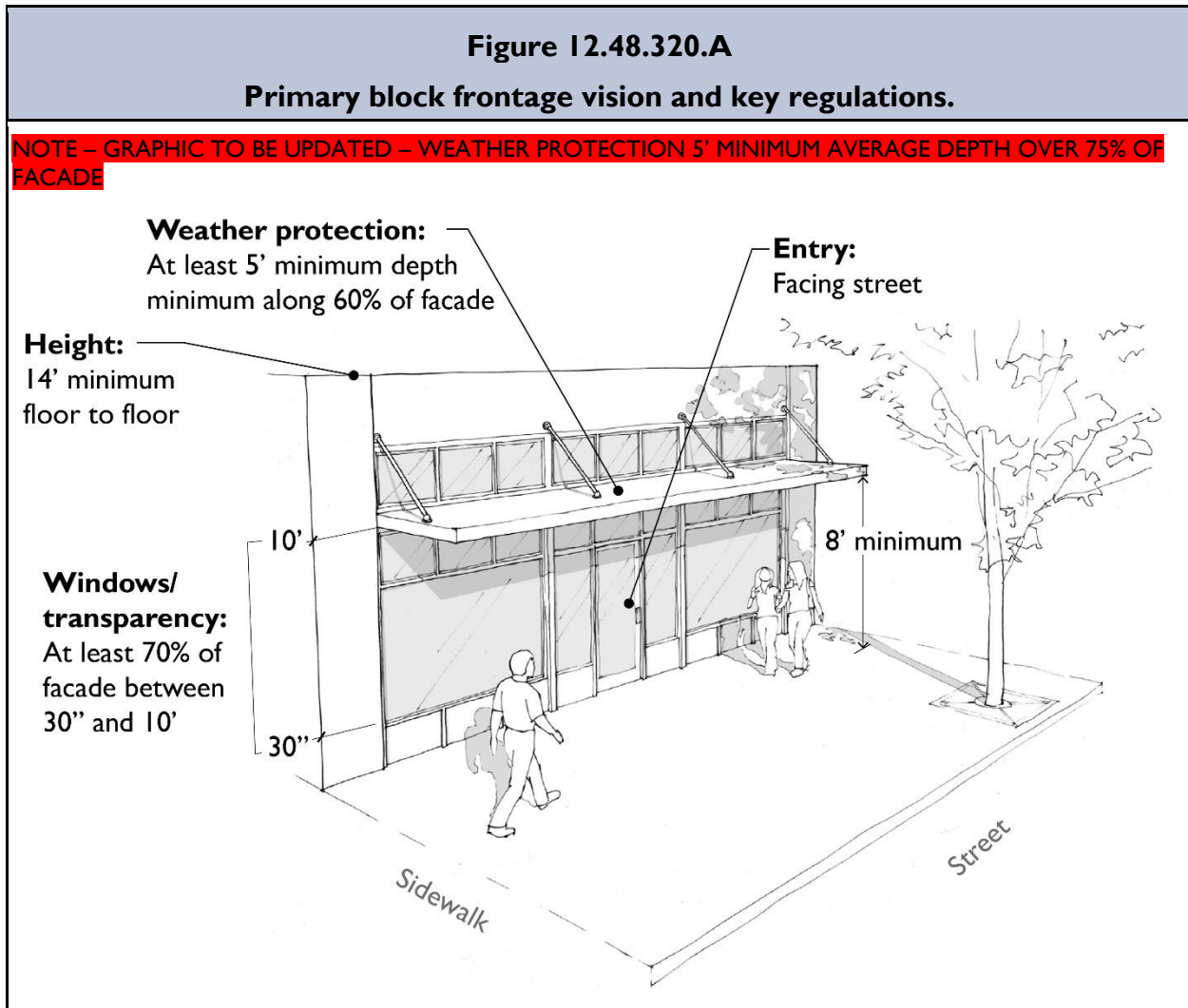
Parking garage with window openings





Parking garage without window openings

### 12.48.320 Primary block-frontage regulations.

- A. Purpose.** Primary block-frontages are the most vibrant and active shopping and dining areas within the subarea. Blocks designated as Primary block-frontages (as shown in Figure 12.48.305) include continuous storefronts placed along the sidewalk edge with small scale shops and many business entries.



**B. Regulations.** All development on sites with a Primary block-frontage designation must comply with the regulations in Table 12.48.320.B below:

<b>Table 12.48.320.B</b> <b>Primary block-frontage regulations.</b>		
The ➞ symbol refers to DEPARTURE opportunities. See 12.48.320.C below for special departure criteria.		
Element	Regulation	Additional Provisions & Examples
<b>Ground-level</b>		
Land use	<p>Table 12.48.120 sets forth the basic permitted uses in subarea zoning districts. However, only those uses listed below are permitted on the ground level on Primary block frontages:</p> <ul style="list-style-type: none"> <li>• Personal services use</li> <li>• Eating and drinking establishment</li> <li>• Artisan manufacturing</li> <li>• Recreation, culture &amp; entertainment</li> <li>• Retail uses</li> </ul>	Lobbies and accessory-uses associated with upper-floor hotel/motel, business service, and multifamily residential uses are allowed provided they are limited to 33% of all Primary block-frontages (measured separately for each block).
Floor to ceiling height	14' minimum (applies to new buildings only).	Applies to the minimum retail space depth.
Retail space depth	30' minimum ➞	
<b>Building placement</b>	Buildings must be placed at the back edge of the required sidewalk. Additional setbacks are allowed for a widened sidewalk or pedestrian-oriented space [_____].	 <p>Corner storefront building example.</p>
<b>Building entrances</b>	Primary building entrances must face the street. For corner buildings, primary entrances for ground-level building corner uses may face either street or the street corner.	
<b>Façade transparency</b> (see BMC 12.48.310)	At least 70% of the transparency area. ➞	
<b>Weather protection</b>	<p>Weather protection over the sidewalk is required along at least 75% of the storefront façade, and it must be a minimum of 5' average depth and have 8' minimum vertical clearance. ➞</p> <p>Weather protection must not interfere with street trees, street lights, street signs, or extend beyond the edge of the sidewalk.</p>	

<b>Table 12.48.320.B</b> <b>Primary block-frontage regulations.</b>		
The ➞ symbol refers to DEPARTURE opportunities. See 12.48.320.C below for special departure criteria.		
Element	Regulation	Additional Provisions & Examples
<b>Parking location</b>	New ground-level (surface or structured) parking adjacent to the street is prohibited. Parking may be placed below, above, and/or behind storefronts. ➞	

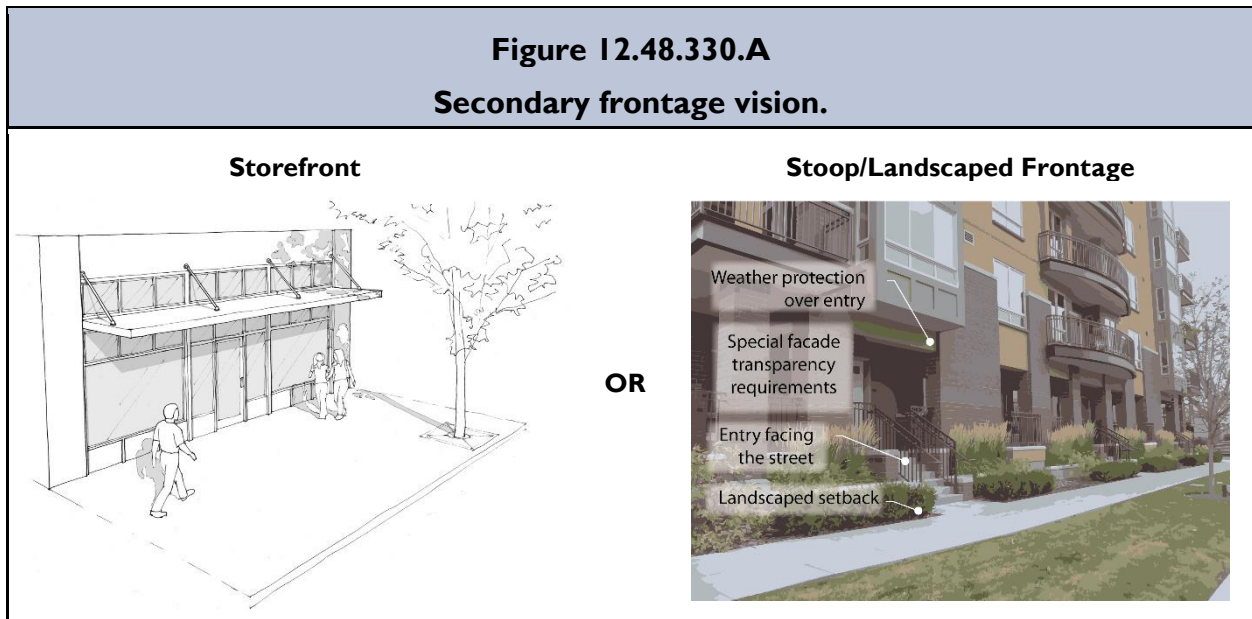
**C. DEPARTURE criteria.** Departures from the regulations in Table 12.48.320 that feature the ➞ symbol will be considered per BMC 12.48.030 provided the alternative proposal meets the purpose of the regulations and the following criteria:

1. Retail space depth. Reduced depths of up to 25-percent of the applicable block-frontage will be considered where the applicant can successfully demonstrate the proposed alternative design and configuration of the space is viable for a variety of permitted retail uses.
2. Facade transparency. Departures for facade transparency in the transparency area may be reduced to a minimum of 40-percent if the façade design between ground-level windows provides visual interest to the pedestrian and mitigates the impacts of blank walls.
3. Weather-protection. The reduced extent (to no less than 50-percent of block-frontages) or width weather-protection features (to no less than four-feet in width) will be considered provided the designs are proportional to architectural features of the building and building design trade-offs (elements that clearly go beyond minimum building design regulations in this chapter) meet the purpose of the regulations.




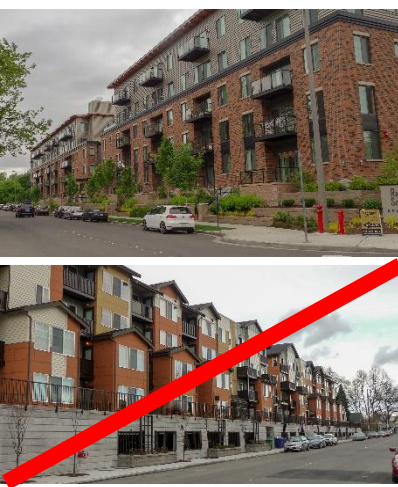

### 12.48.330 Secondary block-frontage regulations.

- A. Purpose.** Secondary block-frontages (as shown in Figure 12.48.305) allow flexibility to integrate either a storefront or a stoop/landscaped frontage in a pedestrian-friendly configuration.



- B. Regulations.** Developments or portions thereof choosing to integrate a storefront design must conform to Primary block-frontage regulations set forth in BMC 12.48.320. Other frontage designs must meet the regulations set forth in Table 12.48.330.B below:

<b>Table 12.48.330.B</b> <b>Secondary block-frontage regulations (when utilizing non-storefront designs).</b>		
The ➡ symbol refers to DEPARTURE opportunities. See 12.48.330.C below for special departure criteria.		
Regulation	Additional Provisions & Examples	Additional Provisions & Examples
<b>Ground-level</b>		
Land use	Table 12.48.120 sets forth permitted land uses.	
<b>Building placement</b>	10' minimum setbacks are required. ➡	
<b>Building entrances</b>	Building entries must face the street or a pedestrian-oriented space [ ] that is adjacent to the street.	

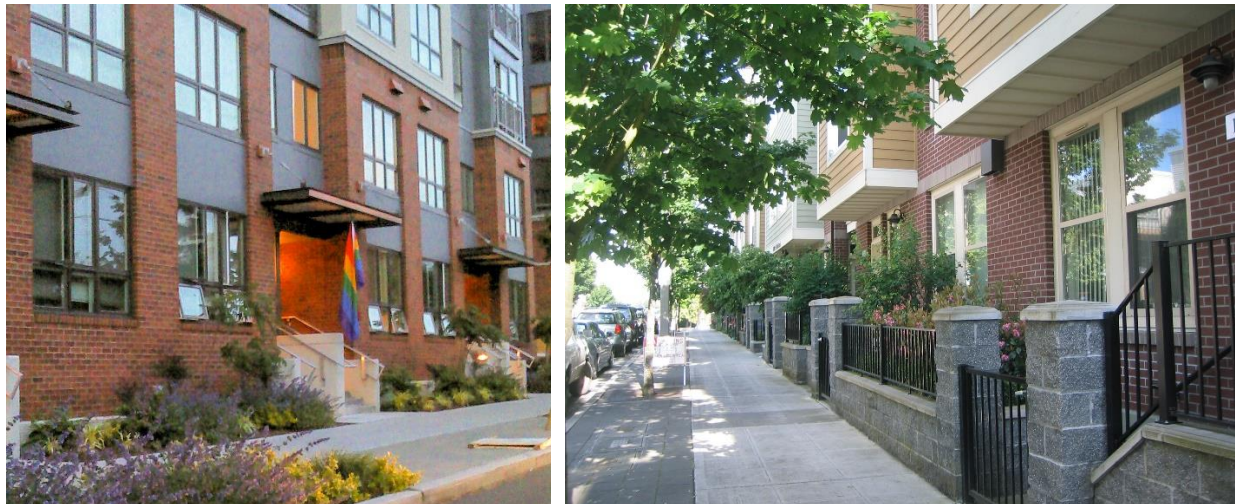
<b>Table 12.48.330.B</b> <b>Secondary block-frontage regulations (when utilizing non-storefront designs).</b>		
The ➞ symbol refers to DEPARTURE opportunities. See 12.48.330.C below for special departure criteria.		
Regulation	Additional Provisions & Examples	Additional Provisions & Examples
<b>Façade transparency</b> (see BMC 12.48.310)	<p>Transparent windows must be provided along at least 15% of the entire building façade, plus:</p> <ul style="list-style-type: none"> <li>Buildings designed with ground-floor non-residential uses within 10' of sidewalk, must feature at least 40% transparency within the transparency area. ➞</li> <li>Buildings designed with ground floor non-residential uses within 20' of sidewalk, must feature at least 25% transparency within the transparency area. ➞</li> </ul>	 <p>Landscaped frontage example meeting setback, entry, weather protection, and transparency regulations.</p>
<b>Weather protection</b>	<p>Weather protection at least 3' deep must be provided over individual residential and commercial tenant entries and at least 5' deep for shared residential, commercial, and professional office entries.</p>	
<b>Parking location</b>	<p>Ground-level parking must not be visible from the street. Where parking is integrated at or near the ground-level, it must be set-back and completely screened by landscaped berms (upper right example).</p> <p>The lower right example illustrates a prohibited design.</p>	
<b>Landscaping</b>	<p>All areas between the sidewalk and the building must be landscaped, except for pathways, porches, decks, and other areas meeting the definition of pedestrian-oriented space [_____].</p> <p>Landscaped areas must contain Types I, II, or IV Landscaping (as defined in _____) and may incorporate rain gardens and other forms of stormwater-management.</p>	

**C. DEPARTURE criteria.** Departures to the Secondary block-frontage regulations in Table 12.48.330.B that feature the ➡ symbol will be considered per BMC 12.48.030 provided the alternative proposal meets the purpose of the regulations and the following criteria:

1. Building placement: Reduced setbacks (down to a minimum of eight-feet) will be considered where the ground floor is elevated a minimum average of 30-inches (required when the ground floor setback is less than ten-feet) and design treatments that create an effective transition between the public and private realm. For example, a stoop design or other similar treatments that utilize a low fence or retaining wall, and/or hedge along the sidewalk may provide an effective transition [see Figure 12.48.330.C for examples].
2. Façade transparency: Façade transparency in the transparency area may be reduced from the minimum by 50-percent if the façade design between ground-level windows provides visual interest to the pedestrian and mitigates the impacts of blank-walls.

**Figure 12.48.330.C**

**Acceptable examples of possible setback departures.**



The apartment building (left image) includes a street setback of about 6-8-feet and features a landscape planter, an elevated ground-level, and generous window transparency. The elevated-stoop frontages (right image) is another acceptable reduced setback departure example. The combination of landscaping elements, façade transparency, low fencing, and façade materials and detailing help to create an effective transition between the public and private realm.

### **12.48.340 Gateway block frontage regulations.**

- A. Purpose.** To enhance the appearance of Canyon Park's highways and arterials, particularly at gateway intersections.
- B. Regulations.** Gateway block frontages (as shown in Figure 12.48.305) adjacent to intersections are subject to Secondary block frontage regulations (e.g., buildings must be placed at or near the street corner and the portion of the building fronting a Gateway designated block frontage must comply with Secondary block frontage regulations). The portion of Gateway designated block frontages that are in between the buildings located at intersections are subject to Undesignated block frontage regulations.



**12.48.350 Undesignated (streets with no designated block frontage).**

- A. Purpose.** Undesignated block frontages (as shown in Figure 12.48.305) should provide visual interest at all observable scales and meet the design objectives for the subarea.
- B. Applicability.** All Undesignated block frontages that are not designated are subject to the regulations of this section. These block frontages are provided greater flexibility with regards to the design of development frontages.

These block frontages include a combination of side streets (where most uses often front on other adjacent streets), business park streets, or other streets where greater flexibility in the frontage regulations is desired. While there is greater flexibility in the amount of transparency of façades and the location of surface and structured parking, design parameters are included to ensure that landscaping and other design elements help to mitigate the potential impacts of parking lots and blank walls along these streets.

DEPARTURES will be considered pursuant to BMC 12.48.030.

**C. Regulations.**

Undesignated block frontages must comply with the regulations in Table 12.48.350.C below.

<b>Table 12.48.350.C</b> <b>Undesignated block frontage regulations.</b>	
<b>Element</b>	<b>Regulations</b>
<b>Building placement</b>	Buildings may be placed up to the sidewalk edge within <b>mixed-use districts</b> provided they meet Primary block regulations in BMC 12.48.330 (this includes regulations for ground level, building placement, building entrances, façade transparency, and weather protection elements). Otherwise, buildings must be placed at least 15' behind the sidewalk.
<b>Building entrances</b>	Building entrances facing the street are encouraged. At a minimum, at least one building entry visible and directly accessible from the street is required. Where buildings are setback from the street, pedestrian connections are required from the sidewalk.
<b>Façade transparency</b> (see BMC 12.48.310)	For buildings within 50' of a sidewalk, at least 10% of the entire façade must be transparent. ➡
<b>Weather protection</b>	At least 3' deep over primary business and residential entries and at least 5' deep for shared entries for office and multifamily buildings.
<b>Parking location and vehicle access</b>	There are no parking lot location restrictions, except for required landscaping buffers in _____.
<b>Landscaping</b>	<ul style="list-style-type: none"> <li>The area between the street and any non-storefront building must be landscaped and/or private porch or patio space.</li> <li>See _____ for other landscaping regulations.</li> </ul>

### 12.48.355 Woonerf and Landscaped Passageway frontage regulations.

**A. Applicability.** These regulations apply to those block frontages along through-block connections designed with Woonerf and Landscaped Passageway designs as set forth in BMC 12.48.230.

**Exception:** Those through-block connections with other applied block frontage designations.

**B. Purpose.** Woonerf and Landscaped Passageway frontage regulations provide eyes-on-the-pathway to create a safe and welcoming through-block connection while preserving the privacy of any adjacent ground-level residential units.

**C. Regulations.**

1. Building elevations facing a Woonerf or Landscaped Passageway through-block connection must feature at least 10-percent window transparency. ➡
2. Where ground-level residential uses are within five-feet of a shared-lane or pathway, at least one of the following design features must be integrated to enhance the safety and privacy of adjacent residential units:
  - a. Windows must be placed at least six vertical-feet above the access corridor.
  - b. A combination of landscaping, planter walls, and/or elevated ground floor (at least one-foot above access corridor grade) that meet the purpose of the regulations.
3. Where non-residential ground-level uses abut an access corridor, at least 25-percent of the applicable building-elevation between four and eight-feet above the ground-floor surface elevation must be transparent. ➡
4. Weather protection at least 3' deep must be provided over individual residential and commercial tenant entries and at least 5' deep for shared residential and professional office entries facing the subject through-block connection. Exception: For residential uses, weather protection is required only for the unit's primary entrance.

**Figure 12.48.355.B**

**Woonerf and Landscaped Passageway frontage design examples.**



### 12.48.360 Urban Passage frontage regulations.

**A. Applicability.** These regulations apply to those block frontages along through-block connections designed with Urban Passage designs.

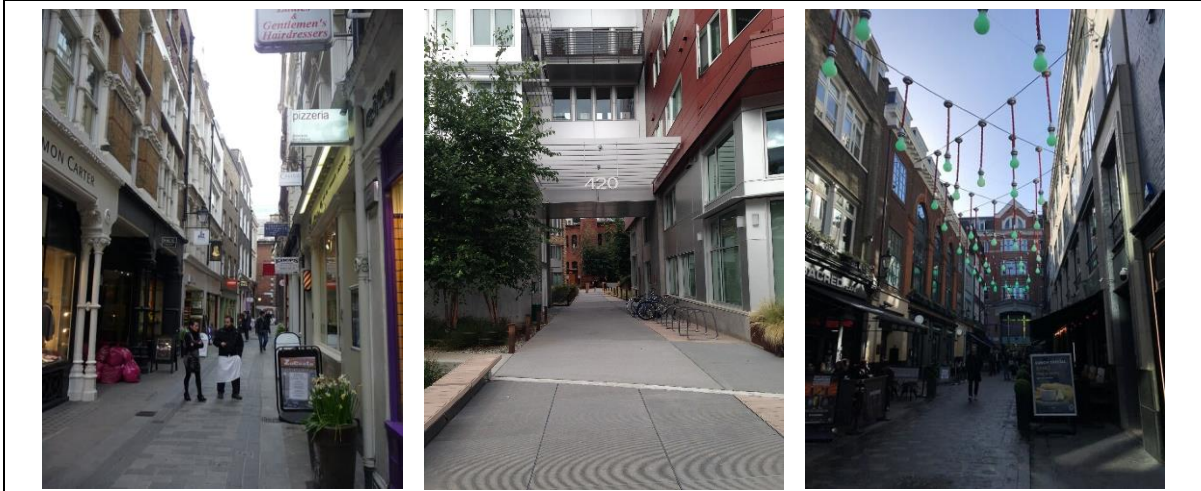
**B. Purpose.** To promote the development of pedestrian-friendly passages lined with active uses.

**C. Regulations.**

1. Dwelling units **and surface/ground-level parking** directly adjacent to an Urban Passage are prohibited (lobbies and common/amenity areas, however, are allowed).
2. Ground level building elevations facing a Urban Passage through-block connection must feature at least 40-percent window transparency (applied to storefront transparency area per BMC 12.48.310). ➡
3. Weather protection at least 3' deep must be provided over individual commercial tenant entries and at least 5' deep for shared residential and professional office entries facing the subject through-block connection. Recessed entries are encouraged.

**Figure 12.48.360**

**Urban passage frontage examples.**



### 12.48.370 Where properties front onto multiple streets.

Where a property fronts onto more than one street, each building frontage must comply with the regulations for the block-frontage upon which it fronts, with the following clarifications:

**A.** Where a conflict exists between frontage regulations, the Director will apply the regulations of a block-frontage pursuant to the following order of preference:

1. Primary;
2. Secondary; then
3. Undesignated.

Subsections (B) and (C) below clarify how the order of preference works for particular frontage elements.

- B. Entrances: For corner sites, entrances on both streets are encouraged, but only one entrance is required. For corner sites with frontage on a Primary block-frontage on one side, an entrance must be placed on the Primary block-frontage side or facing the corner. For corner sites with a mix of designations that do not include a Primary block-frontage, the entry must be placed on the order of preference identified above.

DEPARTURES may be considered provided the location and design of the entry and block-frontage treatments are compatible with the character of the area and enhance the character of the street.

- C. Transparency: For corner-sites - at least one block-frontage must meet the applicable transparency regulations (based on the order of preference above. For the second block-frontage, the Director may approve a reduction in the minimum amount of transparency by 50-percent. For street corners with the same designations on both frontages, buildings must employ the full transparency on the dominant frontage (based on the frontage width or established neighborhood pattern).

#### **12.48.380 Where properties have multiple designations along one frontage.**

Where an individual property has a frontage with multiple block-frontage designations, the following regulations apply:

- A. Primary and any other block-frontage designation: Primary block-frontage designation applies.
- B. Secondary and Undesignated block-frontage designation: Secondary block-frontage designation applies.

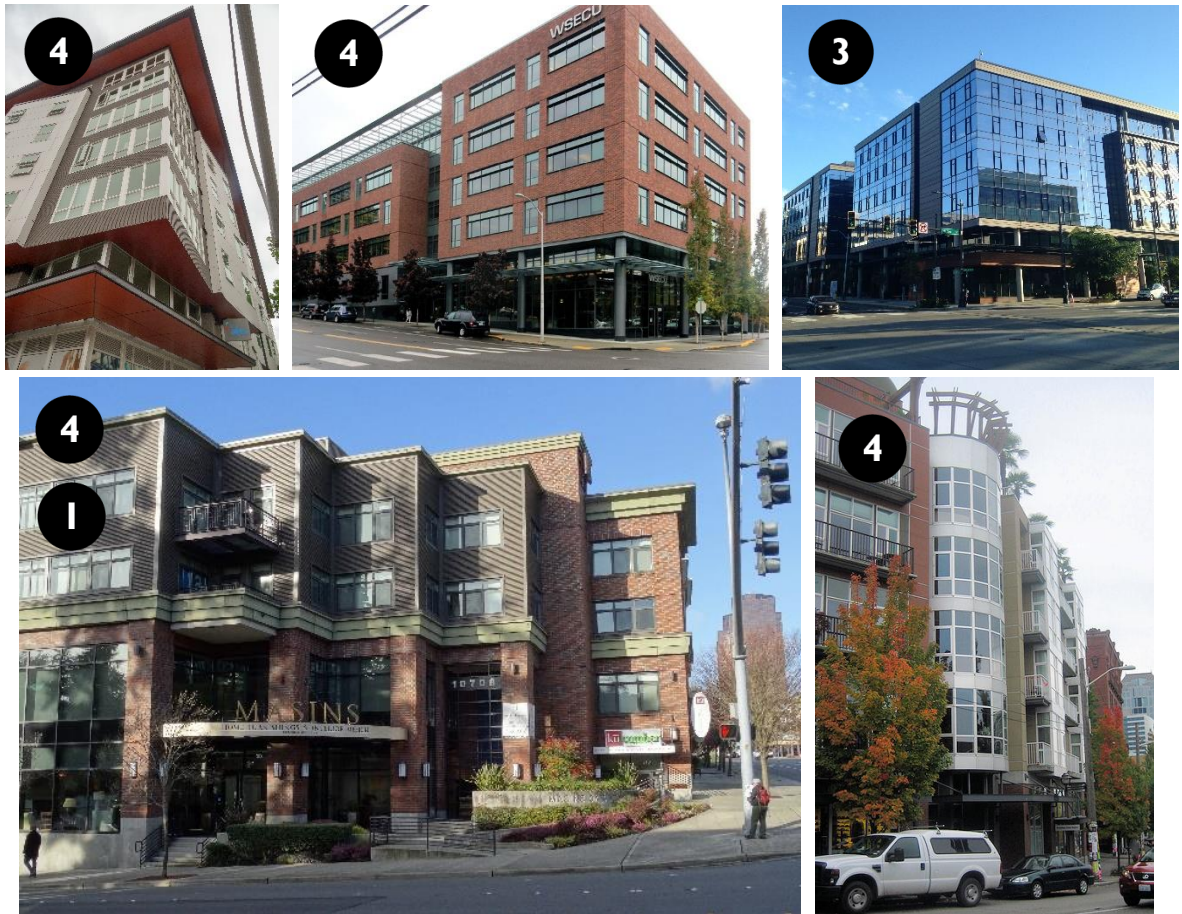
#### **12.48.390 High-visibility street corners.**

- A. Description/purpose.** The high visibility street-corner requirements apply to those sites designated as such on Figure 12.48.305. The purpose is to accentuate designated street-corners with high visibility to the public.
- B. Regulations.** At least one of the following special features must be included [Figure 12.48.390(A) below illustrates acceptable examples]:
  1. Corner plaza.
  2. Cropped building corner with a special entry feature.
  3. Decorative use of building materials at the corner.
  4. Distinctive façade massing or articulation.
  5. Sculptural architectural element.
  6. Other decorative elements that meet the purpose of the regulations.



Figure 12.48.390.B

Acceptable high visibility street corner examples.



All of the buildings above integrate distinctive articulation features (4). The bottom left example also integrates a corner plaza (1).

# DESIGN REGULATIONS – SITE PLANNING

## Sections:

- 12.48.400 Purpose.
- 12.48.410 Side and rear-yard setbacks.
- 12.48.420 Internal open space.
- 12.48.430 Internal pedestrian access and design.
- 12.48.440 Service areas and mechanical equipment.

### 12.48.400 Purpose.

The purpose of the BMC 12.48.400 site planning design regulation sections is to:

- A. To promote thoughtful layout of buildings, parking areas, and circulation, service, landscaping, and amenity elements.
- B. Enhance Canyon Park's visual character.
- C. Promote compatibility between developments and uses.
- D. To integrate usable open space into new developments.
- E. Enhance the function and resilience of developments.

### 12.48.410 Side and rear-yard setbacks.

#### A. Purpose.

- 1. To promote the functional and visual compatibility between developments, particularly between zones of different intensity.
- 2. To protect the privacy of residents on adjacent properties.

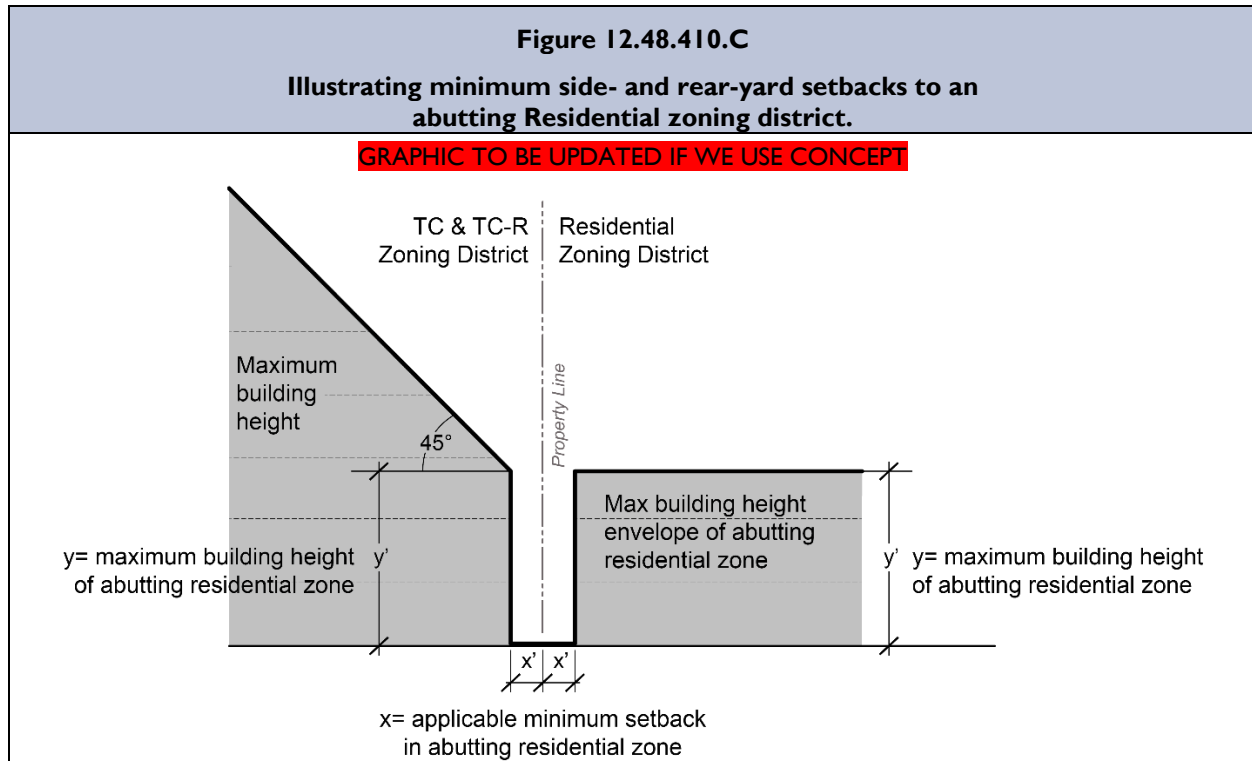
**B. Side and rear setback regulations.** Table 12.48.130 sets forth a range of minimum side and rear-yard setbacks in all subarea zones between 0-15-feet. The provisions below clarify specific setback requirements:

- 1. Zero side and rear-yard setbacks are allowed where developments integrated window-less firewalls that meet the design provisions of BMC 12.48.540.D.

Table 12.48.410.B Minimum side- and rear-yard setbacks in the subarea.	
Min. Setback	Applicability/Standard
0'	For window-less firewalls. All firewalls must meet the design provisions of ____.
5'	Minimum setback except: <ul style="list-style-type: none"> <li>• Where zero setbacks are allowed (window-less firewalls as described above)</li> <li>• Where setbacks greater than 5' are required per provisions below</li> </ul>

<b>Table 12.48.410.B</b> <b>Minimum side- and rear-yard setbacks in the subarea.</b>	
15'-20'	When required per subsection (E) below for light and air access and privacy along side and rear property lines.

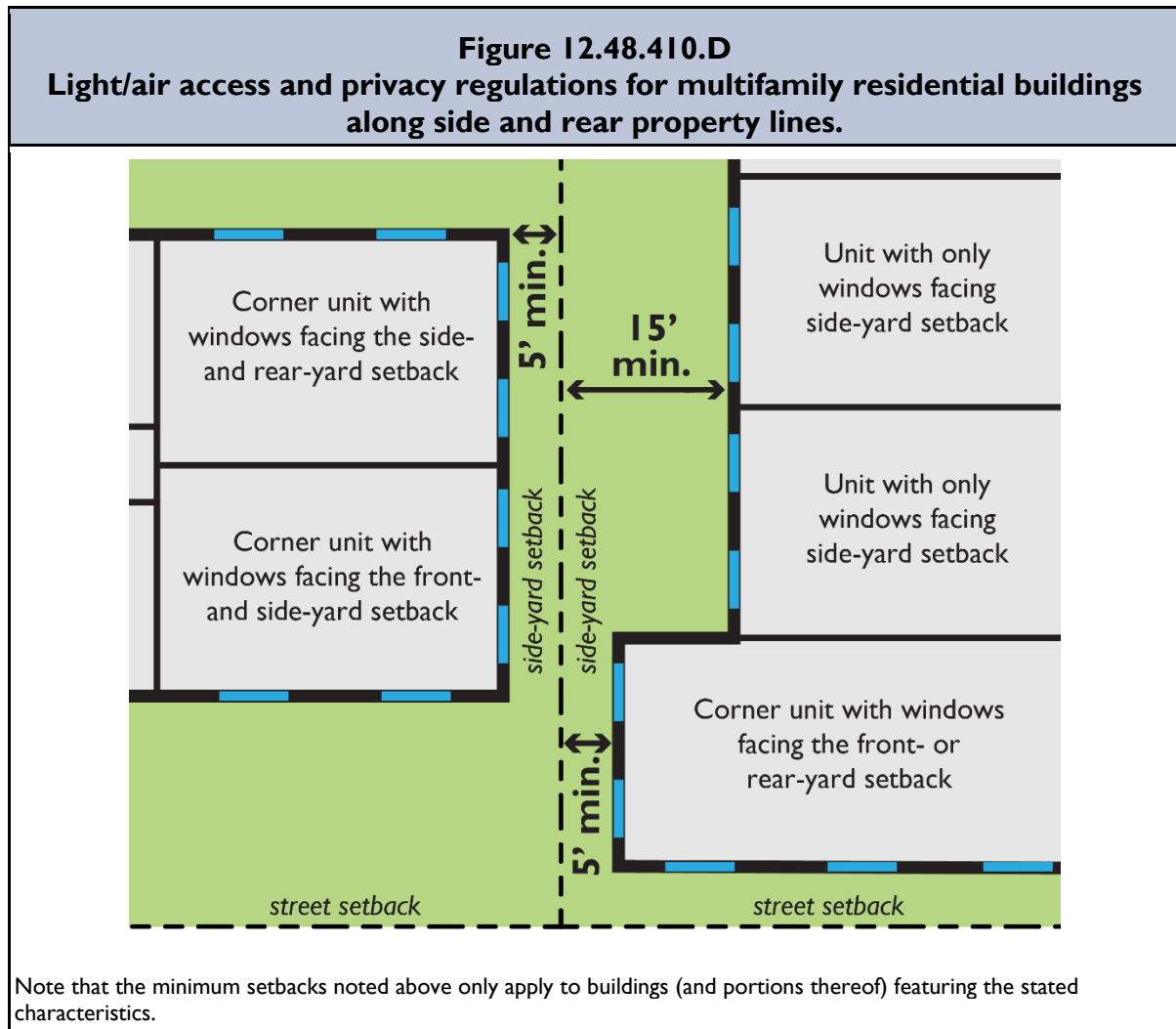
- C. Special setback/building height regulations for sites abutting residential zones.** For sites abutting a residential zone, the side- and rear-yard setback must be the same as the applicable residential zoning district, up to the maximum height limit of the applicable residential zoning district, above which the minimum side yard setback must increase at a 45-degree angle inward up to the maximum height of the applicable subarea zoning district. See Figure 12.48.410.C for an illustration.





- D. Light and air access and privacy near interior side and rear property lines.** Buildings or portions thereof containing multifamily dwelling units whose only solar access (windows) is from the applicable side or rear of the building (facing towards the side or rear property line) must be set back from the applicable side or rear property lines at least 15-feet. See Figure 12.48.410.D. For such building elevations taller than four-stories, floors above the fourth-floor must be setback at least 20-feet from the applicable side or rear property lines. Note: These regulations do not apply to side or rear property lines where adjacent to a street, access corridor, or easement where no building may be developed.

DEPARTURES will be allowed where it is determined that the proposed design will not create a compatibility problem in the near and long-term based on the unique site context.



**12.48.420 Internal open space.****A. Purpose.**

1. To create useable space that is suitable for leisure or recreational activities for residents.
2. To create open space that contributes to the residential setting.
3. To provide plazas that attract shoppers to commercial areas.
4. To provide plazas and other pedestrian oriented spaces in commercial areas that enhance the employees' and public's opportunity for active and passive activities, such as dining, resting, people watching, and recreational activities.
5. To enhance the development character and attractiveness of commercial development.

**B. Regulations.**

1. All multifamily development, including multifamily portions of mixed-use development, must provide minimum usable on-site open space equal to **20-percent of gross leasable floor area**.

*NOTE: Suggestion above updated from 150sf/unit – which we thought might be too high. In thinking about the average size of units – likely being in the 650sf range, 15% comes out to 97sf while 20% comes out to 120sf. Note that since we're only requiring 50% of the open space to be publicly accessible, the higher number seems more applicable here.*

2. All non-residential development must provide minimum usable on-site outdoor space equal to **8-percent of gross floor area**. Developments featuring less than **2,500 square feet** of gross floor area (if mixed-use, this includes residential and non-residential development) are exempt from this requirement.

*NOTES re non-res open space: Previous version required 5% - but staff noted that downtown transition and corridor districts require 10%, DN 6% - thus – for discussion purposes – we split the difference and went with 8%.*

3. Table 12.48.420 illustrate the types of on-site outdoor spaces that may be used to meet the requirements in subsections B.1-2 above.

<b>Table 12.48.420</b>		
<b>Usable outdoor space types</b>		
<b>Usable outdoor space type</b>	<b>Percentage of required outdoor space</b>	<b>Cross-reference to applicable design regulations</b>
Publicly accessible outdoor space	50-100%	IMC 18.62.040(E)(1)
Common outdoor space	Up to 40%	IMC 18.62.040(E)(2)
Balconies and other private outdoor space	Up to 20%	IMC 18.62.040(E)(5)

**NOTES open space types:**

*1. The 50% minimum, effectively “halves” current public space requirement of downtown – but the team thought it might be appropriate in CP.*

*2. We took out option for using indoor open space – as the market is taking care of that – and the desire here is for outdoor open space.*

4. Large multi-phase developments under single ownership. Each phase of development must meet the minimum usable on-site outdoor space requirements herein. Developments have the option to integrate a surplus of usable on-site outdoor space in early phases and apply the surplus space towards meeting the requirements for subsequent phases, provided all applicable regulations are met.
5. Fee-in-lieu option.
  - a. The following developments qualify for a fee-in-lieu of usable on-site outdoor space requirements:
    - i. Multifamily developments featuring less than 20 dwelling units. Such projects are eligible for the fee-in-lieu option for up to 50-percent of the usable on-site outdoor space requirement.
    - ii. Non-residential development featuring less than 5,000-square feet of gross floor area. Such developments may qualify for up to a fee-in-lieu of up to 50-percent of the required usable outdoor space.
  - b. Calculations for the applicable fee and details on the administration of the fees are set forth in **(PLACEHOLDER FOR CROSS REFERENCE AND CALCULATION STANDARDS)**.

**C. Minimum usable on-site outdoor space design regulations.**

- I. Publicly accessible outdoor space.
  - a. Regulations.
    - i. The space must abut a public sidewalk or other major internal pedestrian route and be designed to function as a focal point and gathering spot.
    - ii. The space must be ADA compliant and generally level with the adjacent sidewalk or internal pedestrian route. Steps, ramps and grade changes may be acceptable provided the outdoor space is designed to be visually and physically accessible from the adjacent sidewalk or internal pedestrian route and the space meets all other regulations herein.
    - iii. The space must feature no dimension less than 15-feet in order to provide functional leisure or recreational activity. Exception: Portions of sidewalk area widened beyond minimum regulations may qualify as publicly accessible outdoor space provided storefronts abut the sidewalk.

*NOTES: Downtown the min. is 20', except developments requiring more than 3000sf can split the space in 2 or more spaces, provided none are less than 1000sf w/ a min. dimension of 15'. This may be a bit more straightforward. Regarding the exception – we suggest that it only apply to storefront (commercial) situations.*

- iv. The space must be publicly accessible from 6AM to 10PM.
- v. Large spaces (>5,000 square feet) must be designed to be multi-functional to accommodate a variety of uses and activities.
- vi. The space must be framed on at least two sides by buildings that are oriented towards the space (via entries and generous façade transparency). Alternatives will be considered for unique configurations or designs that meet the purpose of the regulations.
- vii. Paved walking surfaces of either concrete or approved unit paving are required. Form-in-place pervious concrete paving is allowed.

- viii. Pedestrian amenities must be integrated into the space. Examples include site furniture, artwork, drinking fountains, shade structures kiosks, or other similar features that complement the space and encourage use of the space by a variety of users.
  - ix. Lighting is required and integral to the design of the space for (1) safety and security, (2) intended activities or events, and (3) creating a distinct and inviting atmosphere. Lighting must conform to (ADD X-REF TO LIGHTING REGULATIONS SECTION).
  - x. At least one individual seat per 60-square-feet of plaza area or open space is required. At least 50-percent of the required seating must be built-in seating elements, while provisions for moveable seating may be used for the remaining percentage. Two-feet of seating area on a bench or ledge at least 16-inches deep at an appropriate seating height qualifies as an individual seat. Reductions of up to 50-percent will be allowed for the integration of specialized open spaces that meet the purpose of regulations herein.
  - xi. Landscaping components that add visual interest and do not act as a visual barrier. This could include trees, planting beds, raised planters, and/or potted plants, or both.
  - xii. Permanent weather protection along at least 50-percent of building edges (associated with non-residential uses) at least six feet deep with horizontal clearance between eight and 15-feet.
  - xiii. The space must be proportional to the intended function and adjacent uses. For example, such spaces should not look or feel empty, barren, or too big when not in use.
  - xiv. The space must include design elements that appeal to the senses. Examples include the sound of water, the smell of plants, and/or the heat of fire. Sensory experiences may vary with the season, with water being present in the summer and a fire lit in the winter.
  - xv. Stormwater management elements and LID BMPs, like rain gardens, may be integrated into the design of the space and may occupy up to 25-percent of the required space. Where multiple publicly accessible open spaces are included within a development, this standard applies to all such space combined, to allow flexibility in the design of individual spaces.
  - xvi. Rules of conduct similar to those for public parks may be posted.
- b. Features prohibited within a publicly accessible outdoor space:
- i. Large expanses of uninterrupted paving or paving without pattern.
  - ii. Service and utility areas or venting of mechanical systems.
  - iii. Long, narrow space with limited access.
  - iv. Space providing vehicular access. Exception: Woonerf style shared access lanes may be allowed (counted at 50-percent discount) provided through traffic is minimal and the design of access feature is well-integrated into the design of the larger space.
  - v. Asphalt paving.
  - vi. Adjacent chain-link fences.
  - vii. Adjacent “blank walls” without “blank wall treatment” (ADD X-REFERENCE).
  - viii. Outdoor storage.

2. Common outdoor space. Common outdoor space refers to spaces that are internal to a development and accessible to all tenants of a development, but may not be accessible to the general public. Exception: For mixed-use buildings with commercial and residential uses, the common outdoor spaces only need to be accessible to all dwelling units within the building. Common outdoor spaces can include landscaped courtyards or decks, entrance plazas, gardens with pathways, children's play areas, pools, and water features. Accessible areas with native vegetation and areas used for storm water retention, infiltration, or other multipurpose recreational and/or green spaces that meet the design criteria herein may qualify as common outdoor space.

Common outdoor space design regulations and guidelines:

- a. Common outdoor space must be located in centralized areas that are visible from tenants within the development.
- b. Required setback areas must not count as common outdoor space unless the design of the space meets the regulations herein.
- c. Common outdoor space must feature paths or walkable lawns, landscaping, seating, lighting, and play structures, sports courts, or other pedestrian amenities to make the area more functional and enjoyable for a range of users.
- d. Common outdoor space must be separated from ground level windows, streets, service areas and parking lots with landscaping, fencing, and/or other acceptable treatments that enhance safety and privacy for both the shared open space and dwelling units.
- e. When possible, the space should be oriented to receive sunlight, facing east, west or preferably south. Provisions for shade, however, must also be integrated in spaces that will be exposed to extensive sunlight.
- f. Stairways and service elements located within or on the edge of common outdoor space must not be included in the open space calculations.
- g. Shared porches may qualify as common outdoor space, provided they are at least eight-feet in depth and 96-square-feet in total area.
- h. The space must be accessible to all residents of the development.
- i. LID BMPs, like rain gardens, may be integrated into the design of the space and may occupy up to 25-percent of the common outdoor space.



**Figure 12.48.420.C.2**  
**Usable outdoor space types**



**TO ADD TEXT EXPLAINING AMENITIES**



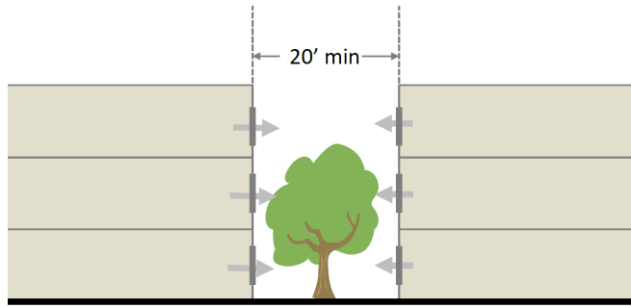
The left image above includes a covered gathering space with outdoor grills adjacent to a landscaped commons with a central pathway. The right image includes a pond area with boardwalk and seating areas.

- j. Common outdoor space must feature no dimension less than 15-feet in order to provide functional leisure or recreational activity. Wider minimum dimensions are required perpendicular to building elevations containing windows of dwelling units whose only solar access is from the applicable building wall. Specifically:
  - i. 20-feet minimum for such elevations up to three-stories tall.

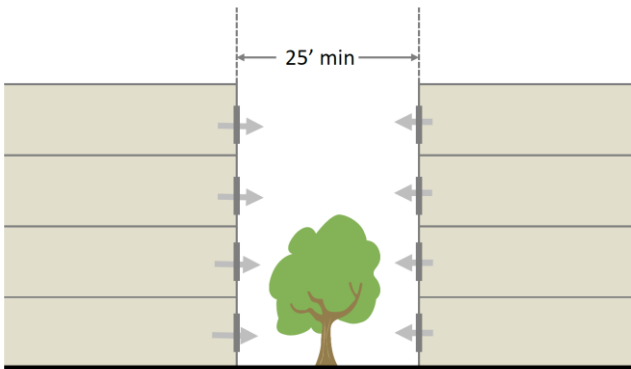
- ii. 25-feet minimum for such elevations four-stories tall.
- iii. 30-feet minimum for such elevations five or more stories tall.

**Figure 12.48.420.C.2.j**

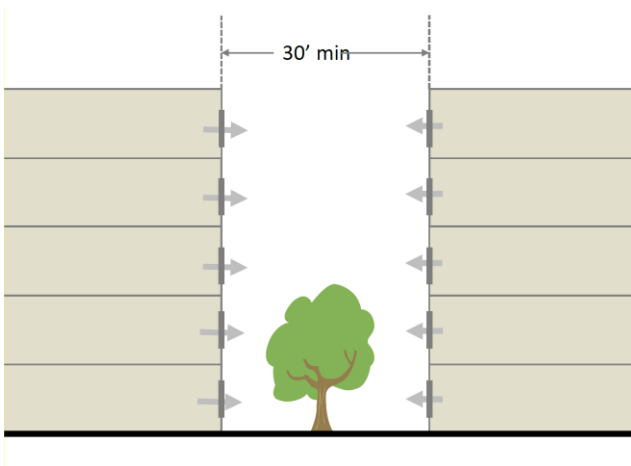
**Common outdoor space – minimum widths when adjacent to building elevations containing windows of dwelling units whose only solar access is from the applicable building wall.**



20-feet minimum for such elevations up to three-stories tall.



25-feet minimum for such elevations four-stories tall.



30-feet minimum for such elevations five or more stories tall.



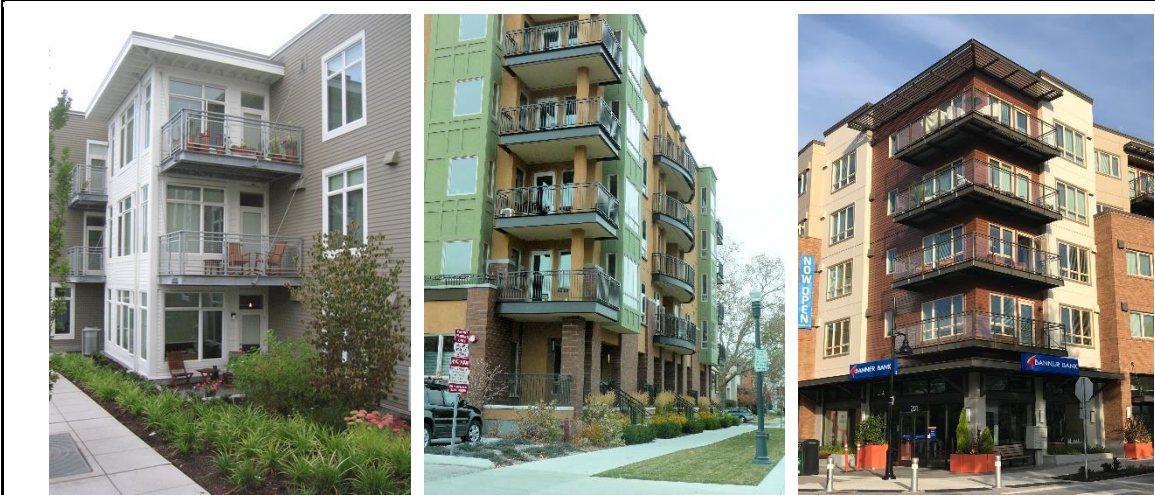
3. Common roof deck. Such spaces may qualify as common outdoor space provided they meet the following requirements:
  - a. Space must feature hard-surfacing and integrate amenities such as seating areas and other features that encourage use.
  - b. Space must integrate landscaping elements that enhance the character of the space and encourage its use.
  - c. Space must incorporate features that provide for the safety of residents, such as enclosures, railings, and appropriate lighting levels.
  - d. Space must feature no dimension less than 15-feet in order to provide functional leisure or recreational activity.

**Figure 12.48.420.C.3**  
**Rooftop deck examples.**



4. Balcony design requirements. Such spaces must have minimum dimensions of six feet and contain at least 48 square feet of area (not including railings) to provide a space usable for human activity.

**Figure 12.48.420.C.4**  
**Balcony examples.**





### **12.48.430 Internal pedestrian access and design.**

#### **A. Purpose.**

1. To improve the pedestrian and bicycling environment by making it easier, safer, and more comfortable to walk or ride among businesses, residences, to streets and sidewalks, to transit stops, and connections throughout the city.
2. To enhance access to on- and off-site open space areas and pedestrian/bicycle paths.

#### **B. Access to sidewalk.** All buildings must feature pedestrian connections to a sidewalk per applicable block-frontage regulations in BMC 12.48.300-sections of this chapter.

#### **C. Internal circulation.**

1. For sites with multiple buildings, pedestrian paths connecting businesses and residential entries on the same development site must be provided. Routes that minimize walking distances must be utilized to the extent practical.

DEPARTURES will be allowed where steep slopes prevent a direct connection or where an indirect route would enhance the design and/or use of a common usable open space.

2. Sites with residential units. Provide direct pedestrian access between all ground related unit entries and a public street or to a clearly marked pathway network or open space that has direct access to a public street. Residential developments must provide a pedestrian circulation network that connects all main entrances on the site to other areas of the site, such as:
  - a. Parking areas.
  - b. Recreational areas.
  - c. Common outdoor areas.
  - d. Any pedestrian amenities.

For townhouses or other residential units fronting the street, the sidewalk may be used to meet this standard.

**12.48.440 Service areas and mechanical equipment.****A. Purpose.**

1. To minimize adverse visual, odor, and noise impacts of mechanical equipment, utility cabinets and service areas at ground and roof levels.
2. To provide adequate, durable, well-maintained, and accessible service and equipment areas.
3. To protect residential uses and adjacent properties from impacts due to location and utilization of service areas.

**B. Location of ground related service areas and mechanical equipment.**

Service areas (loading docks, trash dumpsters, compactors, recycling areas, electrical panels, and mechanical equipment areas) must be located for convenient service access while avoiding negative visual, auditory, olfactory, or physical impacts on the streetscape environment, pedestrian-oriented spaces, uses within the development, and adjacent residentially zoned properties. Specifically:

1. Dumpsters must be set back a minimum of five feet from side property lines, 10 feet from rear property lines and 10 feet from front property lines; or be located to minimize visibility from any street, pedestrian walkway, or public park. Where the Director finds that the only option for locating a service area is an area visible from a street, internal pathway or pedestrian area, or from an adjacent property, the area must be screened with structural and or landscaping screening measures provided in subsection (C) below.
2. Dumpster storage areas must be sized to accommodate the minimum dumpster sizes (as required by the applicable utility provider) for garbage, recycling, and composting.

**C. Screening of ground related service areas and mechanical equipment.** Service elements are encouraged to be integrated within the structure. Where they are not provided within the structure, the following regulations apply:

1. Where screening of ground-level service areas is required, the following applies:
  - a. A structural enclosure must be constructed of masonry, architectural concrete, heavy-gauge metal, or decay-resistant material that is also used with the architecture of the main building. The Director may allow materials other than those used for the main building if the finishes are similar in color and texture or if the proposed enclosure materials are more durable than those for the main structure. The walls must be sufficient to provide full screening from the affected roadway, pedestrian areas or adjacent use. The enclosure may use overlapping walls to screen dumpsters and other materials.
  - b. Gates must be made of heavy-gauge, site-obscuring material. Chain link or chain link with slats is not an acceptable material for enclosures or gates.
  - c. Where the interior of a service enclosures is visible from surrounding buildings, an opaque or semi-opaque horizontal cover or screen must be used to mitigate unsightly views. The horizontal screen/cover should be integrated into the enclosure design (in terms of materials and/or design). See Figure 12.48.440.C for examples.
  - d. Collection points must be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle vehicular traffic, or does not require that a hauling truck project into any public right-of-way. Ensure that screening elements allow for efficient service delivery and removal operations.
  - e. The service area must be paved.

**Figure 12.48.440.C****Service enclosure screening examples**

Both enclosures include screening features on all sides, including above. Landscaping elements on the sides of the enclosures also help to mitigate the visual impacts.



2. The sides and rear of service enclosures must be screened with landscaping at least five-feet wide in locations visible from the street, parking lots, and pathways to soften views of the screening element and add visual interest.

DEPARTURES to the provisions of subsections C.1-2 will be considered provided the enclosure and landscaping treatment meet the purpose of the regulations and add visual interest to site users.

3. Where loading docks are sited along block frontages (only allowed when no other reasonable options are available as determined by the Director), they must be designed to minimize impacts on the pedestrian environment. Regulations:
  - a. Configure loading docks/bays to minimize their frontage length along blocks.
  - b. Integrate architectural and/or landscaping design features to screen loading dock elements and add visual interest to pedestrians along adjacent sidewalks. See Blank Wall provisions of BMC 12.48.440 for regulations and examples.

**D. Utility meters, electrical conduit, and other service utility apparatus.**

These elements must be located and/or designed to minimize their visibility to the public. Project designers are strongly encouraged to coordinate with applicable service providers early in the design process to determine the best approach in meeting these regulations. If such elements are mounted in a location visible from the street, pedestrian pathway, shared open space, or shared auto courtyards, they must be screened with vegetation and/or integrated into the building's architecture.

**Figure 12.48.440.D****Utility meter location and screening - good and bad examples.**

Place utility meters in less visible locations. The lower left example is successfully tucked away in a less visible location and screened by vegetation. The right image is poorly executed and would not be permitted in such visible locations (along the sidewalk). Such meters must be coordinated and better integrated with the architecture of the building.

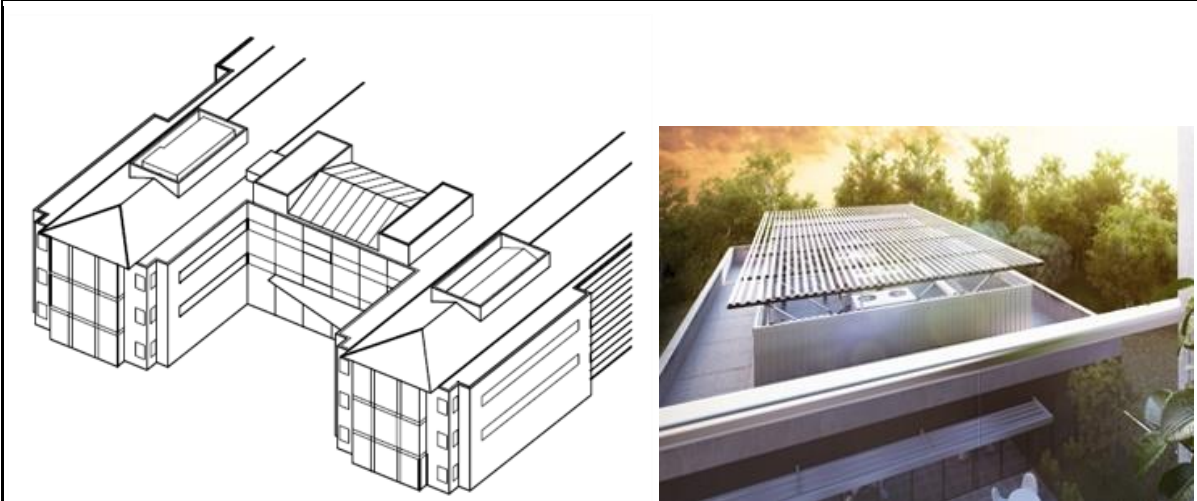
**E. Location and screening of roof mounted mechanical equipment.**

1. All rooftop mechanical equipment, including air conditioners, heaters, vents, and similar equipment must be effectively integrated (from design standpoint) or screened from public view both at grade and from nearby higher buildings with the exception of solar panels and roof-mounted wind turbines. Screening must be located so as not to interfere with operation of the equipment.
2. Rooftop mechanical equipment and associated screening features must be setback from the exterior building walls by at least ten-feet. Exceptions may be made where the screening element is designed to help meet one or more building design regulations in BMC 12.48.400-sections of this chapter.
3. For rooftop equipment, all screening devices must be well integrated into the architectural design through such elements as parapet walls, false roofs, roof wells, clerestories, or equipment rooms. Screening walls or unit-mounted screening is allowed but less desirable. Wood must not be used for screens or enclosures. Louvered designs are acceptable if consistent with building design style. Perforated metal is not permitted.
4. The screening materials must be of material requiring minimal maintenance and must be as high as the equipment being screened.
5. Locate and/or shield noise producing mechanical equipment such as fans, heat pumps, etc. to minimize sounds and reduce impacts to not at property lines adjacent properties.

Also see BMC 12.48.520.D for design provisions for flat rooftops.

**Figure 12.48.440.E**

**Examples of how to screen roof-mounted mechanical equipment.**



The left illustration shows how rooftop mechanical equipment can be located and screened effectively. The right images shows effective location and screening, including side walls and a trellis to screen views from taller surrounding buildings.

# DESIGN REGULATIONS – BUILDING DESIGN

## Sections:

- 12.48.500 Purpose.
- 12.48.510 Building massing and articulation.
- 12.48.520 Building details.
- 12.48.530 Building materials.
- 12.48.540 Blank wall treatment.

### 12.48.500 Purpose.

The BMC 12.48.500 building design sections provide direction for the design of buildings consistent with the goals and policies of the Canyon Park Subarea Plan. See the individual “purpose” statements for each section in this chapter.

### 12.48.510 Building massing and articulation.

#### A. Purpose.

To employ façade articulation techniques that reduce the perceived scale of large buildings and add visual interest from all observable scales.

*NOTE: Adjusting the articulation intervals by a combination of use/Primary designation/zones makes a lot of sense. See note below re office buildings and Employment zone – if we apply them, these provisions serve as a good negotiation tool (also see that only two features are required in that zone, instead of three). Keep in mind that with the departure option – these thresholds function more as “guidelines”. As long as the applicant can meet the criteria, they can exceed the intervals and/or include fewer articulation features. It creates the ability for City to say NO if the design doesn’t meet the intent.*

**B. Façade-articulation.** All applicable buildings must include façade-articulation features at maximum-specified intervals to create a human-scaled pattern. These regulations apply to building elevations facing streets (public and private), parks, and through-block connections (except alley designs).

#### I. Maximum facade-articulation intervals:

- a. Residential elevations: The width of the dwelling units inside the building (e.g., if the units are 25-feet wide, the façade-articulation must be 25-feet wide). This includes residential portions of mixed-use buildings.
- b. Storefronts: 30-feet. This refers to all ground-level elevations along Primary designated block frontages.
- c. Other ground-level elevations in the Residential Mixed-Use and Residential/Office Mixed-Use zones: 40-feet.

*NOTE: One obvious option is to exempt buildings in the Employment zone – just require them to comply with other applicable provisions – including maximum façade width – arguably more important for such buildings.*

- d. Office buildings and other upper-level non-residential elevations in the Residential Mixed-Use and Residential/Office Mixed-Use zones: 60-feet.



**e. Building elevations in the Employment zones: 60-feet.**

2. Articulation features. At least three of the following articulation features must be employed for all buildings in compliance with the maximum-specified façade-articulation intervals. **Exception: Office buildings/floors and all buildings in the Employment zones must include at least two articulation features.**
  - a. Use of a window-fenestration pattern.
  - b. Use of weather protection features.
  - c. Use of vertical piers/columns (applies to all floors of the façade, excluding upper level stepbacks).
  - d. Change in roofline per subsection (E) below.
  - e. Change in building material and/or siding style (applies to all floors of the façade, excluding upper-level stepbacks).
  - f. Vertical elements such as a trellis with plants, green wall, art element that meet the purpose of the standard.
  - g. Providing vertical building modulation of at least 12-inches in depth if tied to a change in roofline per subsection (E) below or a change in building material, siding style, or color. Balconies may be used to qualify for this option if they are recessed or projected from the façade by at least 18-inches.
  - h. Other design techniques that effectively reinforce a pattern of articulated facades compatible with the building's surrounding context.

DEPARTURES will be considered provided they meet the purpose of the regulations and the design criteria below. For example, a departure may propose a design with only two articulation features instead of three and/or the articulation features exceed the maximum articulation interval.

**Figure 12.48.510.C.2**  
**Façade articulation examples.**



The apartment building on the left uses window patterns, horizontal building modulation, changes in building materials, and balconies to articulate the façade. The mixed-use building on the right uses window patterns, vertical columns/piers, and weather protection features for the storefront level and window patterns, horizontal building modulation, and changes in building materials on upper residential floors.

**Figure 12.48.510.C.2**  
**Façade articulation examples.**



Employment/Office examples: The building on the left uses window/entry pattern and weather protection features. The building on the right uses window patterns, horizontal building modulation, and material changes.

*NOTES: It's actually difficult finding good photo examples of office buildings that meet the articulation regulations – which further leads me to think – maybe exempting them – letting the max façade width provision apply. But I still wanted to keep the initial draft language in here for consideration – along with these examples (and the departure examples will become that much more important)*

3. DEPARTURE criteria associated with articulation regulations. Proposals must meet the purpose of the regulations. The following criteria will be considered in determining whether the proposed articulation treatment meets the “purpose”.
  - a. Consider the type and width of the proposed articulation treatment and how effective it is in meeting the purpose given the building’s current and desired context (per Canyon Park Subarea Plan).
  - b. Consider the applicable block-frontage designation. Secondary or Undesignated block-frontages warrant more flexibility than Primary block-frontages.
  - c. Consider the size and width of the building. Smaller buildings (less than 120-feet wide) warrant greater flexibility than larger buildings.
  - d. Consider the quality of façade materials in concert with doors, windows, and other façade features and their ability to add visual interest to the street from a pedestrian scale and more distant observable scales.



**Figure 12.48.510.C.3**  
**Façade articulation departure examples.**



The middle segment on the left exceeds the width of individual apartment units inside, but the “average of the articulation features (notably the projecting balconies) likely meet the standard. Multiple segments of the mixed-use apartment building on the right exceed the articulation interval, but the combination of vertical and horizontal building modulation combined with the use of materials, window fenestration, and detailing make the composition as a whole meet the purpose of the regulations.

*NOTES: Again, this provision is important to all uses – but particularly important to office buildings – especially if they are exempted from articulation regulations.*

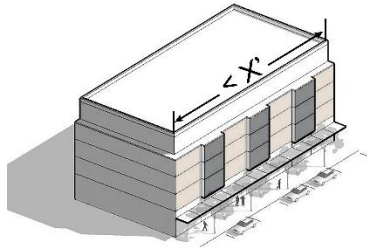
**D. Maximum façade length.** Building facades and other building elevations facing lower intensity zone edge must include at least one of the following features to break up the massing of the building and add visual interest. This standard applies to building elevations longer than 140-feet in the Residential Mixed-Use zone, 160-feet in the Office/Residential Mixed-Use zone, and 200-feet in the employment zone.

1. Provide vertical building modulation at least six-feet deep and 15-feet long in the mixed-use zones and at least eight feet deep and 20-feet long in the employment zones. For multi-story buildings, the modulation must extend through at least one-half of the building floors.
2. Use of a contrasting vertical modulated design component featuring all of the following:
  - a. Utilizes a change in building materials that effectively contrast from the rest of the façade.
  - b. Component is modulated vertically from the rest of the façade by an average of six-inches.
3. Façade employs building walls with contrasting articulation that make it appear like multiple distinct buildings. To qualify for this option, these contrasting façades must employ all of the following:
  - a. Different building materials and/or configuration of building materials.
  - b. Contrasting window design (sizes or configurations).
4. DEPARTURES to subsections (D)(1-3) will be considered provided the design meets the purpose of the regulations. Supplemental consideration for approving alternative designs:
  - a. Width of the façade. The larger the façade, the more substantial articulation/ modulation features need to be.

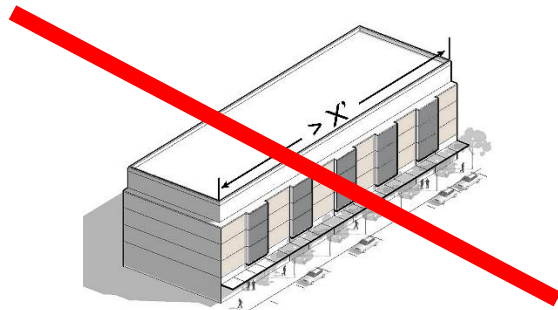
- b. Block-frontage designation. Primary designated block-frontages warrant the most scrutiny.
- c. The type of articulation treatment and how effective it is in meeting the purpose given the building's context.

**Figure 12.48.510.D****Illustrating maximum façade length regulations and good and bad examples.**

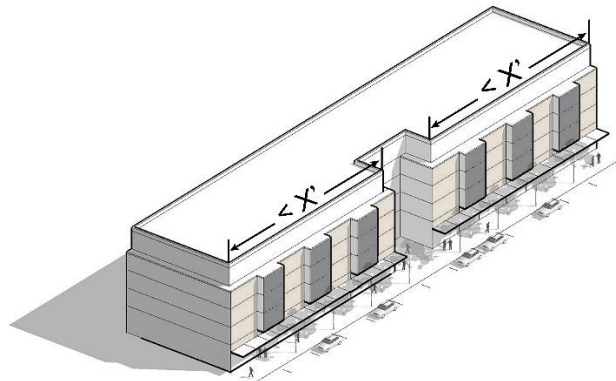
X' refers to the maximum façade length dimension



Less than maximum façade length dimension



Exceeds maximum façade length dimension



Building incorporates a courtyard along the façade (technique #1 noted above) to effectively break it up into smaller components: Meets standard.



The left building uses technique # 1 (vertical building modulation at least six-feet deep and 15-feet wide). The right building uses technique #2 (contrasting vertical modulated design component) together with different window fenestration designs on each side. Both examples are effective in breaking up the perceived scale of the building and adding visual interest.

**E. Roofline modulation.** Roofline modulation is encouraged and it can be used as one of the facade articulation features in subsections C and D above. In order to qualify as an articulation feature, rooflines must employ one or more of the following:

1. For flat roofs or façades with horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two-feet or 0.1 multiplied by the wall height (finish grade to top of the wall) when combined with vertical building modulation techniques described in subsections above. Otherwise, the minimum vertical dimension of roofline modulation is the greater of four-feet or 0.2 multiplied by the wall height.
2. A pitched roofline or gabled roofline segment of at least 20-feet in width. Buildings with pitched roofs must include a minimum slope of 5:12 and feature modulated roofline components at the interval required per the applicable standard above.
3. A combination of the above.

DEPARTURES will be considered provided the roofline modulation design effectively reduces the perceived scale of the building and adds visual interest.

**Figure 12.48.510.E**  
**Acceptable examples of roofline modulation.**





## 12.48.520 Building details.

### A. Purpose.

1. To encourage the incorporation of design details and small-scale elements into building façades that are attractive at a pedestrian scale.
2. To integrate window design that adds depth, richness, and visual interest to the façade.

**B. Façade details - non-residential and mixed-use buildings.** All building façades and other building elevations facing parks, pedestrian-oriented spaces, and containing primary building entrances must be enhanced with appropriate details. All new buildings must employ at least one detail element from each of the three categories below for each façade articulation interval [see BMC 12.48.510(B)].

- I. Window and/or entry treatment, such as:
  - a. Transom windows.
  - b. Roll-up windows/doors.
  - c. Recessed entry.
  - d. Decorative door.
  - e. Other decorative or specially designed window, shading or entry treatment that meets the purpose of the regulations.

**Figure 12.48.520.B.1**

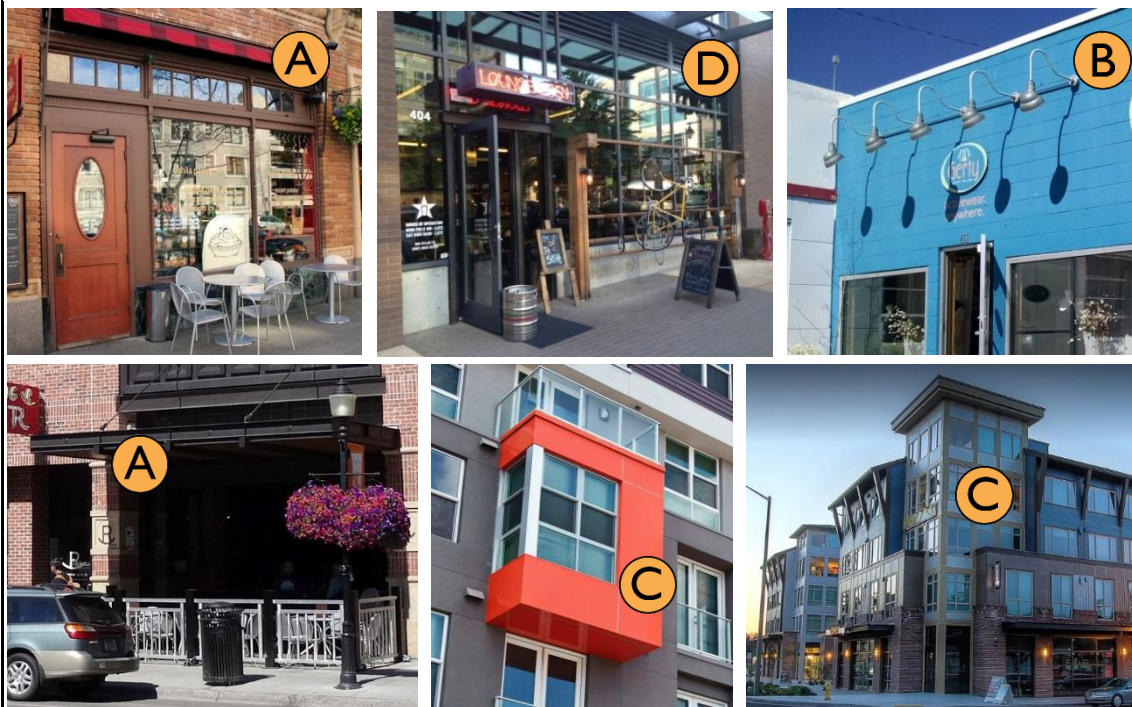
**Examples of decorative or specially designed windows and entries.**



**Figure 12.48.520.B.1****Examples of decorative or specially designed windows and entries.**

Examples of decorative or specially designed windows and entries. Upper left (b) = openable storefront window. Center top (a) = transom windows. Upper right (e) = openable window with decorative details. Lower left (e) = decorative window shades. Bottom middle (d) = Decorative door. Bottom right (c) = recessed entry.

2. Building elements and façade details, such as:
  - a. Custom-designed weather protection element such as a steel canopy, glass, or retractable awning. Custom-designed cloth awnings may be counted as a detail provided they are constructed of durable, high-quality material.
  - b. Decorative building-mounted light fixtures.
  - c. Bay windows, trellises, towers, and similar elements.
  - d. Other details or elements that meet the purpose of these regulations.

**Figure 12.48.520.B.2****Examples of attached elements that enhance the visual intrigue of the building.**

Examples of elements attached to façades that enhance the visual intrigue of the building: Upper left (a) = retractable awning; Top center (d) = custom hanging bike rack and repair station integrated as a Primary design element; Upper right (b) = decorative lighting fixtures; Lower left (a) = steel canopy; Bottom center (c) = bay window; Lower right (c) = decorative corner tower.



3. Building materials and other façade elements, such as:
  - a. Use of decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework.
  - b. Decorative kick-plate, pilaster, base panel, or other similar feature.
  - c. Hand-crafted material, such as special wrought iron or carved wood.
  - d. Other details that meet the purpose of the regulations.

**Figure 12.48.520.B.3**

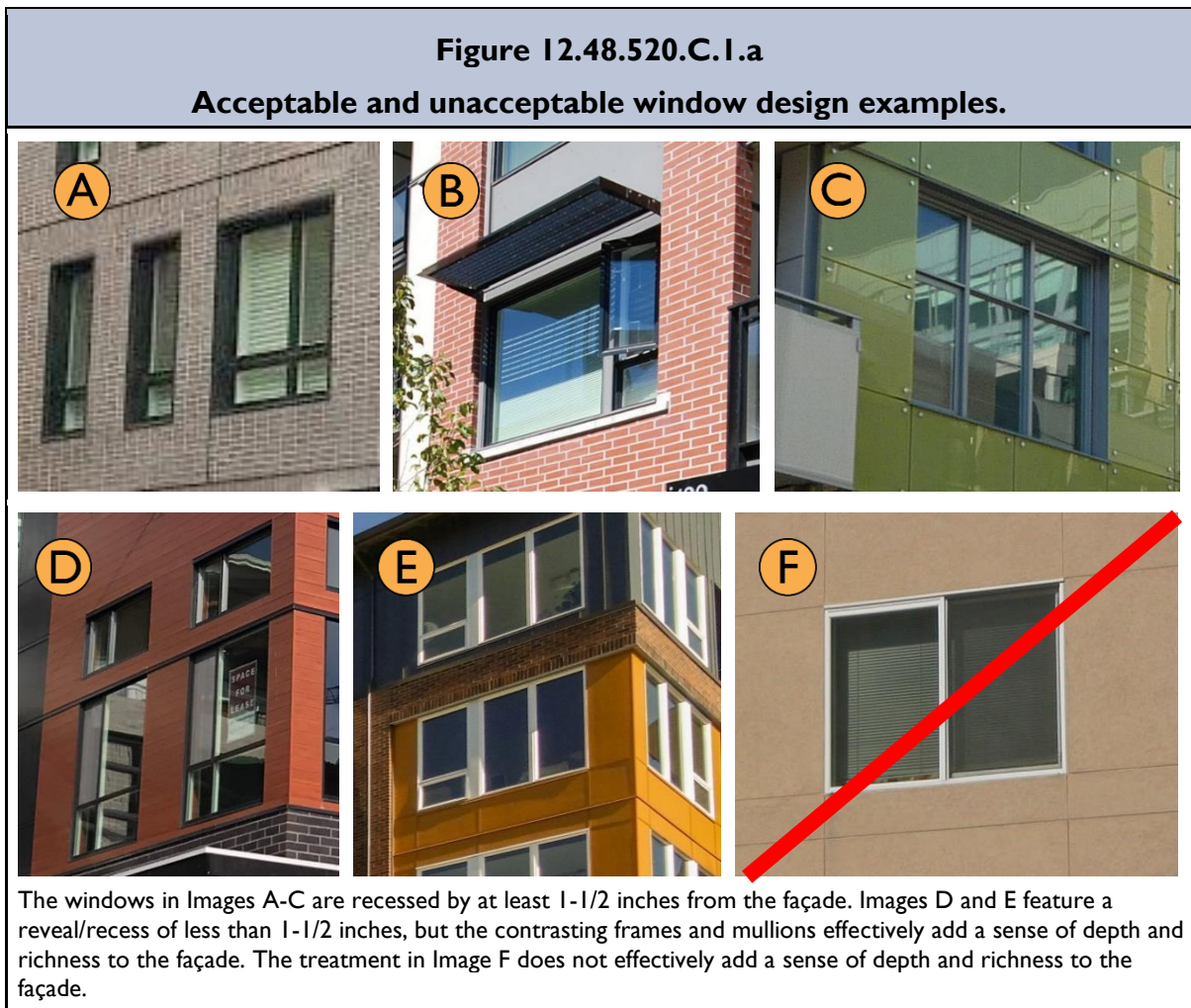
**Examples of building material details that enhance the visual intrigue of the building.**



Examples of decorative surface materials. The letters match the detail options in subsection (B)(3).

DEPARTURES for façade detail regulations of subsection (B) will be considered provided the façade (at the overall scale and at the individual articulation scale) meets the purpose of the regulations.

- C. Window design regulations.** All windows must employ designs that add depth and richness to the building façade. At least one of the following features must be included to meet this requirement:
  1. Recess windows at least one and one-half-inches from the façade.
  2. Incorporate window trim (at least three-inches wide) around windows.
  3. Incorporate other design treatments that add depth, richness, and visual interest to the façade.



**D. Cornice/roofline design.** Buildings employing a flat roof must employ a distinctive roofline that effectively provides an identifiable “top” to the building. This could include a traditional cornice line or a contemporary interpretation of a traditional cornice line.

1. Such rooflines must be proportional to the size and scale of the building.
2. Understated cornice lines are permitted depending on the materials and design of the base and middle elements in reinforcing the base/middle/top configuration.

Figure 12.48.520.D below illustrate acceptable and unacceptable examples.



**Figure 12.48.520.D****Examples of buildings employing confident and distinctive rooflines.**

Building A uses a dramatic overhanging cornice at the corner. Building B uses a simple glass railing and an upper level building stepback. Building C uses a dramatic overhanging cornice line. Building D uses a “V” shaped roofline on its penthouse floor. Building E uses a highly articulated roofline with stepped overhangs.



Buildings F and G simply appear to end without any statement of confidence and do not meet the standard.

Rooftop solar units are permitted, provided the placement and design of units visible from the surrounding streetscape are carefully integrated into the overall design concept of the building.

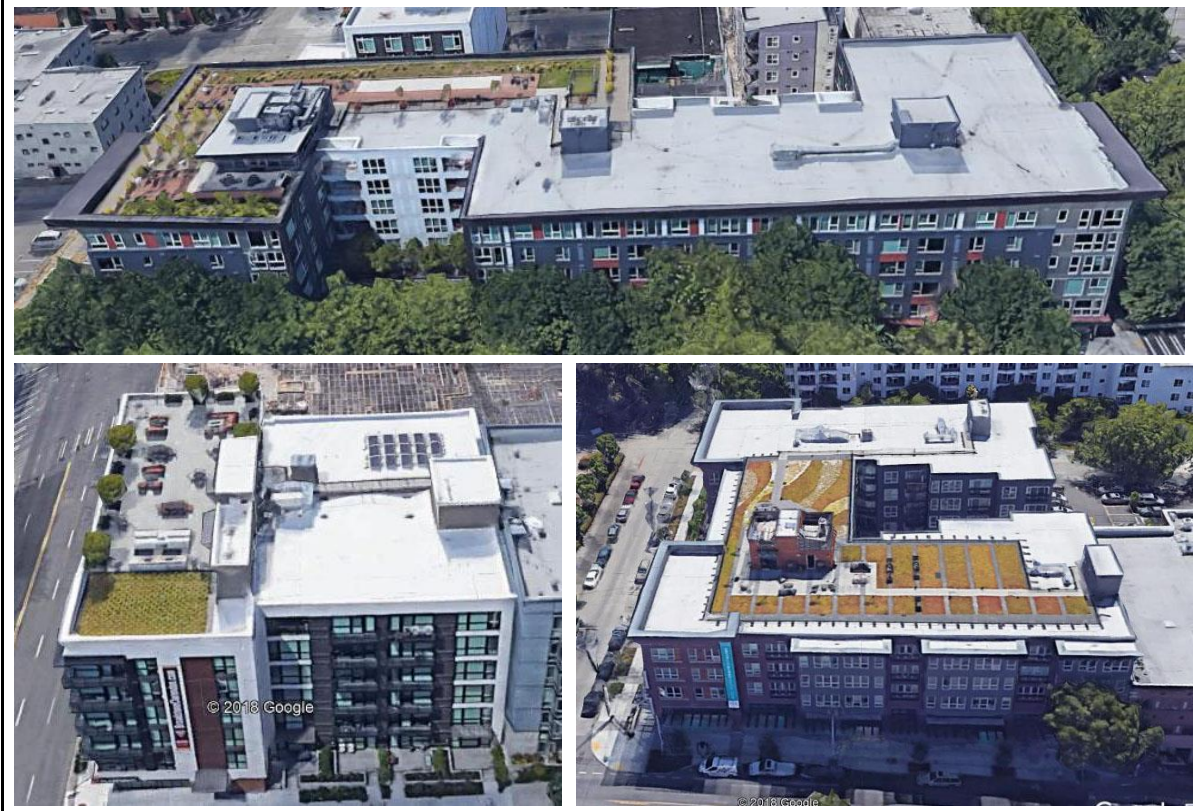
- E. Articulated building entries.** The primary building entrance for an office building, hotel, apartment building, public or community-based facility or other multi-story commercial building must be designed as a clearly defined and demarcated standout architectural feature of the building. Such entrances must be easily distinguishable from regular storefront entrances on the building. Such entries must be scaled proportional to the building. See Figure 19.123.250(E) below for good examples.





- F. Flat rooftop design.** All roofs must be designed as a fifth building elevation. This can be accomplished by exhibiting patterns of roofing colors and/or materials to add visual interest from surrounding development (current and future). Green roofs and rooftop decks are encouraged as a means to help comply with this standard.

**Figure 12.48.520.F**  
**Flat rooftop design examples.**



## 12.48.530 Building materials.

### A. Purpose.

1. To encourage the use of durable, high quality, and urban building materials that minimize maintenance cost and provide visual interest from all observable vantage points.
2. To promote the use of a distinctive mix of materials that helps to articulate façades and lends a sense of depth and richness to the buildings.
3. To place the highest priority on the first floor in the quality and detailing of materials at the pedestrian scale.

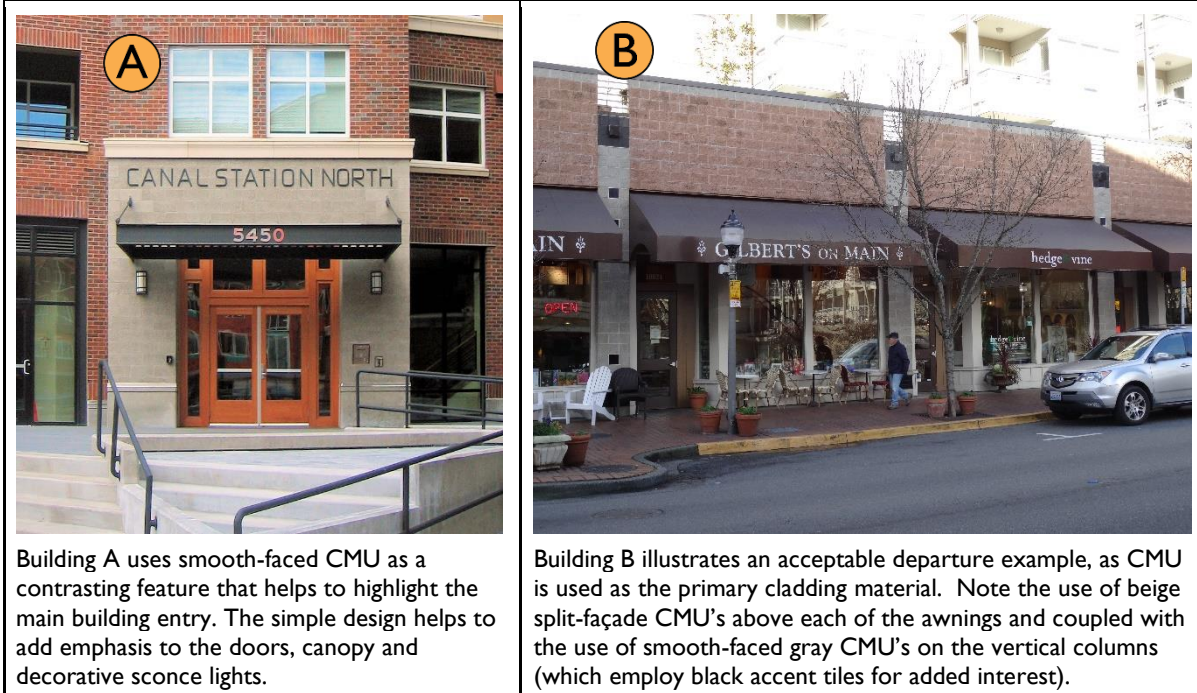
### B. Special conditions and limitations for the use of certain cladding materials.

1. Concrete block (a.k.a. Concrete Masonry Unit or CMU) may be used as a secondary cladding material (no more than 1/3 of total façade cladding) on all building façades and other building elevations facing parks, pedestrian-oriented spaces, and containing primary building entrances provided it is incorporated with other permitted materials.

DEPARTURES will be considered for alternative designs that use concrete block as the primary, but not the only, cladding material provided the design incorporates a combination of textures and/or colors to add visual interest. For example, combining split or rock-façade units with smooth blocks can create distinctive patterns. The figures below illustrate acceptable concrete block use/designs.

**Figure 12.48.530.B.1**

#### Acceptable concrete block use/design.





2. Metal siding may be used on all street facing building elevations provided it complies with the following regulations:
    - a. It must feature visible corner molding and trim. Masonry, concrete, or other durable material must be incorporated between the metal siding and the ground plane for all residential buildings and storefronts.
    - b. Metal siding must be factory finished, with a matte, non-reflective surface.
- DEPARTURES will be considered provided the material's integration and overall façade composition meets the purpose of the regulations.

**Figure 12.48.530.B.2**  
**Acceptable metal siding examples**



Building A successfully uses metal siding more as an accent element to help articulate the façade. Metal is the primary material in the industrial Building B. Distinct scoring patterns and refined window designs create a distinct look. Metal siding is also the primary material for Buildings C and D, both of which integrate subtle changes in color to go with articulation features and design details.

3. Regulations for the use of Exterior Insulation and Finish System (EIFS). Such material/finishes may be used when it complies with the following:
  - a. EIFS is limited to no more than 20-percent of the total façade area and may not be the primary cladding material on non-residential and mixed-use buildings.
  - b. EIFS must feature a smooth or sand finish only.
  - c. EIFS must be trimmed in wood, masonry, or other material and must be sheltered from weather by roof overhangs or other methods.
  - d. EIFS must not be used on the ground floor of facades containing non-residential uses.

DEPARTURES will be considered provided the material's integration and overall façade composition meets the purpose of the regulations.

**Figure 12.48.530.B.3**

**Acceptable and unacceptable EIFS examples.**



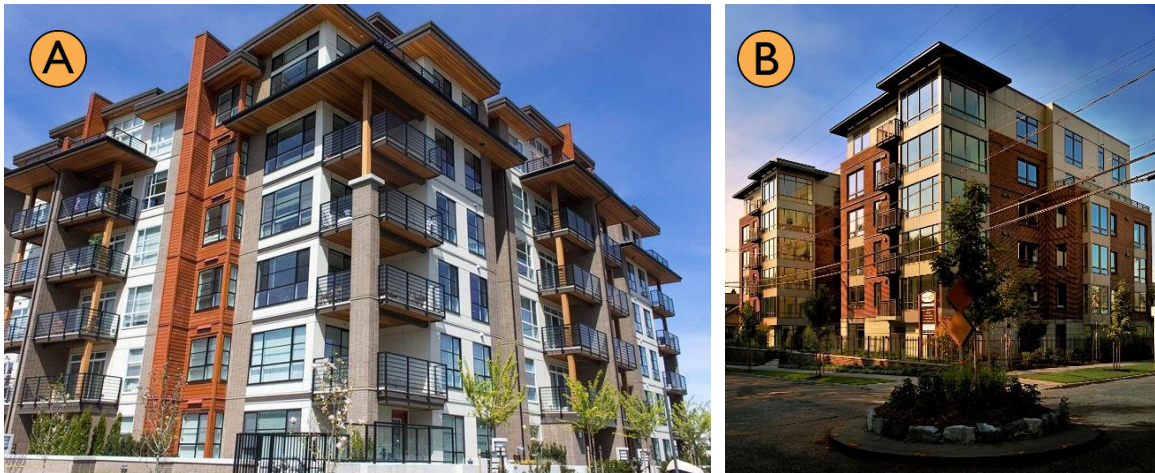
Buildings A and B mix EIFS with brick and other materials and integrate trim details around windows to add a sense of depth to the façade. Building C uses EIFS *is-in* between the window and sidewalk - this design is prohibited. Building D uses EIFS as the primary siding material, which is prohibited.



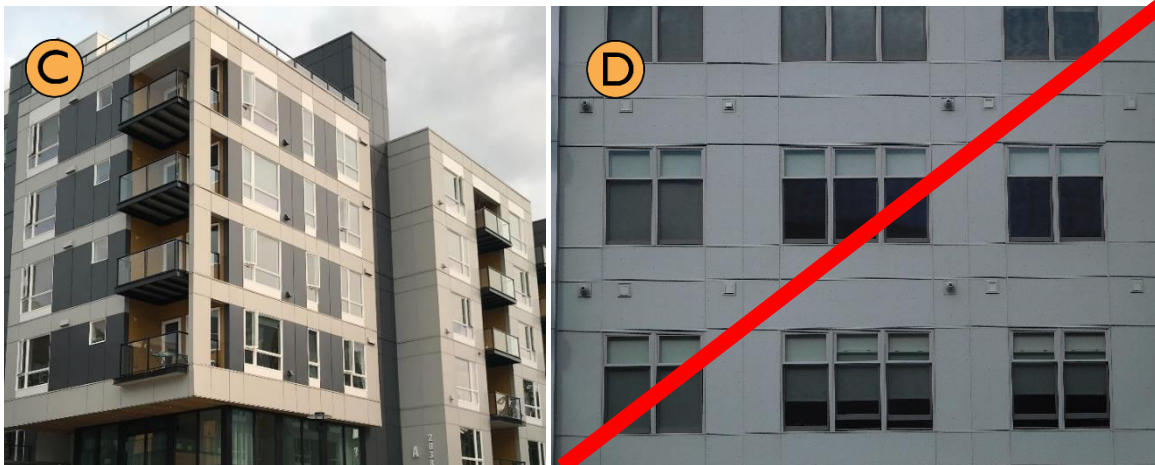
4. Cementitious wall board paneling/siding may be used provided it meets the following provisions:
  - a. Cement board paneling/siding may not be used on ground-level facades containing non-residential uses.
  - b. Where cement board paneling/siding is the dominant siding material, the design must integrate a mix of colors and/or textures that are articulated consistent with windows, balconies, and modulated building surfaces and are balanced with façade details that add visual interest from the ground-level and adjacent buildings.

DEPARTURES will be considered provided the material's integration and overall façade composition meets the purpose of the regulations.

**Figure 12.48.530.B.4**  
**Acceptable and unacceptable cementitious wall board examples.**



The above building uses cementitious wall board in different textures and colors to help articulate the façade.



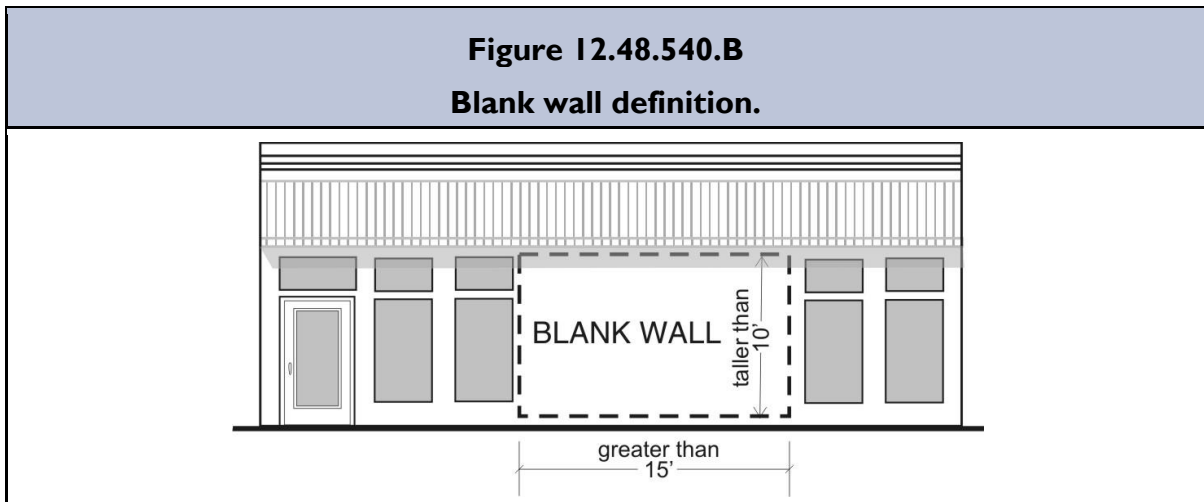
The Image C building uses different color panels effectively to emphasize the façade's fenestration and modulation patterns. The wall board panels covering a large area in a single color as in Image D would not meet the purpose of the regulations.



**12.48.540 Blank wall treatment.****A. Purpose.**

1. To avoid untreated blank walls.
2. To retain and enhance the character of Canyon Park's streetscapes.

**B. Blank wall definition.** "Blank wall" means a ground floor wall or portion of a ground floor wall over 10-feet in height and a horizontal length greater than 15-feet and does not include a transparent window or door.



**C. Blank wall treatment regulations.** Untreated blank walls adjacent to a public street, pedestrian-oriented space, common usable open space, or pedestrian pathway are prohibited. Methods to treat blank walls can include:

1. Display windows at least 16-inches of depth to allow for changeable displays. Tack-on display cases [see Figure 12.48.540.C below] do not qualify as a blank wall treatment.
2. Landscape planting bed at least five-feet deep or a raised planter bed at least two-feet high and three-feet deep in front of the wall with planting materials that are sufficient to obscure or screen at least 60-percent of the wall's surface within three years.
3. Installing a vertical trellis in front of the wall with climbing vines or plant materials.
4. Installing a mural as approved by the Director and reviewed by the \_\_\_\_\_ Commission. Commercial advertisements are not permitted on such murals.
5. Special building detailing that adds visual interest at a pedestrian scale. Such detailing must use a variety of surfaces; monotonous designs will not meet the purpose of the regulations.

For large visible blank walls, a variety of treatments may be required to meet the purpose of the regulations.

**Figure 12.48.540.C**  
**Blank wall treatment examples.**



Buildings A-C feature acceptable treatments including a combination of high quality materials and landscaping (1), decorative lighting/sculptural element (2), and decorative artwork. The display cases in Building D don't meet the 16" depth requirement, nor do they meet the purpose of the regulations.

- D. Firewalls.** Firewalls along property lines are exempt from the above regulations, but where they are visible to the public (from the adjacent street), they must be designed to provide visual interest from all observable distances. Examples may include the use of varying materials, textures, and/or colors, the use of green or living walls, and/or the use of modulated building walls to form design patterns.

Murals are also encouraged as a firewall treatment. Murals are subject to review by the \_\_\_\_\_ Commission and approval by the Director. Commercial advertisements are not permitted on such murals.

**Figure 12.48.540.D**

**Acceptable firewall design where visible to the public.**



The left images uses a combination of paint bands and ivy to enhance the appearance of this large exposed firewall. The building in the right image uses simple scoring patterns and change in materials and color on part of the top floor to add visual interest.



Plain-gray concrete block firewalls such as this are not allowed when visible from the street.

# DESIGN REGULATIONS – SIGN DESIGN

## Sections:

- 12.48.600 Purpose.
- 12.48.610 Base sign regulations.
- 12.48.620 Supplemental Canyon Park sign regulations.

### **12.48.600 Purpose.**

The BMC 12.48.600 sign design sections supplement citywide sign regulations to ensure that signs are compatible with the desired character of Canyon Park.

### **12.48.610 Base sign regulations.**

New signs within all zones of the Canyon Park Subarea are subject to the regulations for commercial zones set forth in BMC Chapter 12.22, except where conflicting with the supplemental Canyon Park sign regulations in BMC 12.48.620 below.






### **12.48.620 Supplemental Canyon Park sign regulations.**



Regulations below supersede conflicting regulations set forth in BMC Chapter 12.22.

#### **A. Sign illumination.**

- I. General illumination regulations.
  - a. Indirect sign illumination must be no further away from the sign than the height of the sign.
  - b. Externally illuminated signs must be arranged so that no direct rays of light are projected from such artificial source into residences, business or any street right-of-way.
  - c. External sign light fixtures must complement the design of the sign and building façades or structures associated with the sign.
  - d. External sign lighting must be “full cutoff” and must not result in direct illumination of the sky and adjacent properties and structures, and must be designed to minimize reflected glare to adjacent properties and structures.
2. Permitted sign illumination types. Table 12.48.620.A below specifies permitted sign illumination types by zone.



<b>Table 12.48.620.A</b> <b>Permitted signs illumination types.</b>			
<b>Illumination Type</b>		<b>Permitted?</b>	<b>Other requirements</b>
Channel letter. Light is emitted through the front or face of the letters.		Yes	May be incorporated into a permitted wall, pole, or monument sign
Halo illumination. Letter faces are opaque and light source provides halo effect through backlighting.		Yes	May be incorporated into a permitted wall, pole, or monument sign
Push-through. Letters are cut out of opaque sign face. Interior light shines through letter faces only.		Yes	May be incorporated into a permitted wall, pole, or monument sign
Neon.		Yes	May be incorporated into a permitted wall, projecting, window, pole, or monument sign
Externally-illuminated sign.		Yes	Illumination techniques must focus the light on the sign and avoid glare to the sky, streets, sidewalks, and other public spaces, and adjacent uses.

<p align="center"><b>Table 12.48.620.A</b> <b>Permitted signs illumination types.</b></p>			
<b>Illumination Type</b>		<b>Permitted?</b>	<b>Other requirements</b>
Internally-illuminated cabinet signs. Sign face is illuminated through translucent casing. This includes internally illuminated changeable copy signs.		No	
Internally-illuminated awning signs. Awning face is illuminated through awning material.		No	
Animated signage. A sign which contains electronically-operated moving parts or which flashes or simulates motion by the use of electric lights.		Only permitted for night clubs, movie theaters, and live performance theaters with a capacity of greater than 200 persons	

**B. Monument signs.** Monument signs are a type of freestanding sign which are mounted on the ground and are flush or have a clearance from the ground of not more than two feet, and supported by a solid base, one or more uprights, braces, columns poles, or similar structural components. Monument sign regulations:

1. Where permitted: Non-residential or multifamily residential uses with a dedicated ground floor entrance.
2. Maximum number of sign faces: Two.
3. Maximum height: Six feet above grade.
4. Maximum size: 50-square feet per sign face when adjacent to Interstate 405 or SR-527 and 36 square feet per sign face in all other locations.
5. Materials and design. Monument signs must include durable high-quality materials such as stone, brick, concrete, or steel and a design that relates to and/or complements the design of on-site buildings and/or is coordinated with other site design elements (such as distinctive lighting, monuments, way-finding signs).

**C. Freestanding signs.**

1. Where permitted: Adjacent to Interstate 405 or SR 527 on parcels with at least 330 lineal feet of frontage on Interstate 405 or SR 527. Freestanding signs are only permitted for non-residential uses with a dedicated ground floor entrance.
2. Maximum number of sign faces: Two.
3. Maximum height: 15-feet above grade.
4. Maximum size: 50-square feet per face.
5. Sign location: No freestanding sign may be erected closer than 10 feet to any adjacent property line or closer to any driveway, alley, or vehicular access than will provide adequate sight lines.
6. Design and materials.
  - a. Freestanding signs must include design elements that effectively frame the sign on both faces. Alternatively, signs that have a substantial framing element on one side will meet this provision.
  - b. Freestanding signs must include durable high-quality materials such as stone, brick, concrete, or steel and a design that relates to and/or complements the design of on-site buildings and/or is coordinated with other site design elements (such as distinctive lighting, monuments, way-finding signs).
  - c. Freestanding signs must integrate a top, middle, and bottom element. The top could include a distinctive sign cap and/or include the name of a multi-tenant center. The middle can include a consistent framing technique for an individual sign or multiple signs in a multi-tenant center. The bottom could include a distinctive base design with special materials and/or design. See the figures below for examples that meet this requirement.
  - d. The architecture and composition of a freestanding sign structure must provide visual interest and detail at both automotive and pedestrian-scale speed and perception.

DEPARTURES per BMC 12.48.030 will be considered provided the design meets other regulations herein and integrates a distinctive, one-of-a-kind design that contributes to the visual character of the area.

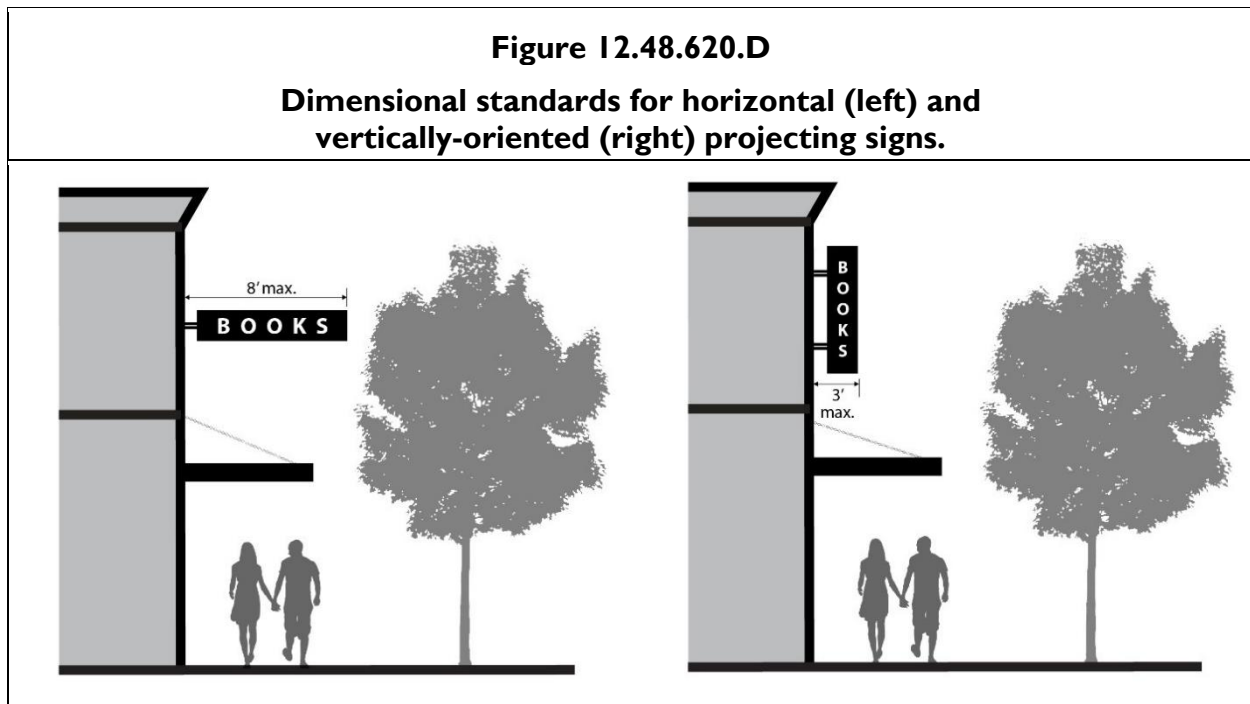
7. Prohibited freestanding signs: “Pole signs” (i.e. a single or double unornamented pole support design topped by a “can” sign typical of a “commercial strip”).

**D. Projecting signs.** Projecting signs meeting the following conditions are allowed for

1. Where permitted: Commercial uses adjacent to and facing a street.
2. Orientation: Projecting signs may be either vertical or horizontal oriented.
3. Projection.
  - a. Horizontally oriented signs: No more than eight feet.
  - b. Square or vertically oriented signs: No more than three feet.
  - c. Signs may project over a sidewalk adjacent to storefront buildings, but must not extend over the curb into a parking or travel lane.
4. Height.
  - a. Horizontally oriented signs: No more than three-feet.
  - b. Vertically oriented signs: Must not extend above the building parapet, soffit, the eave line or the roof of the building.

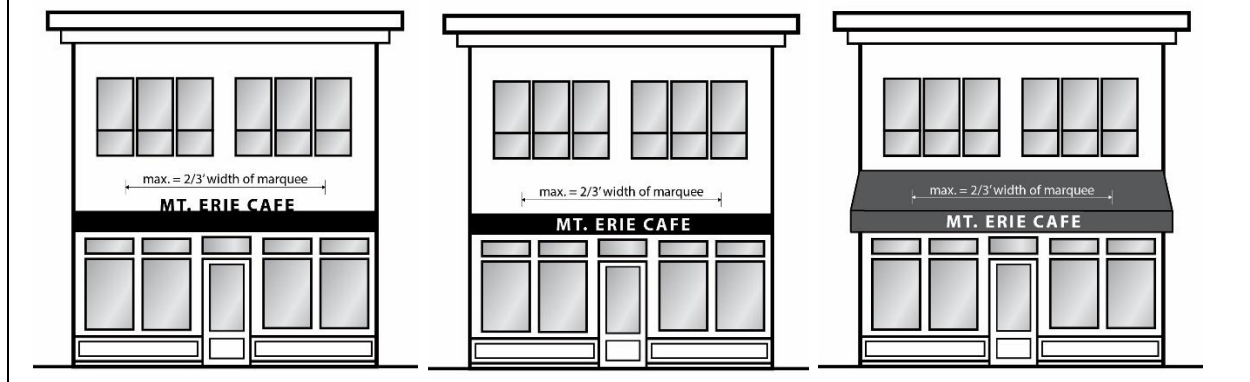


5. Minimum vertical clearance (over sidewalk): Eight feet.

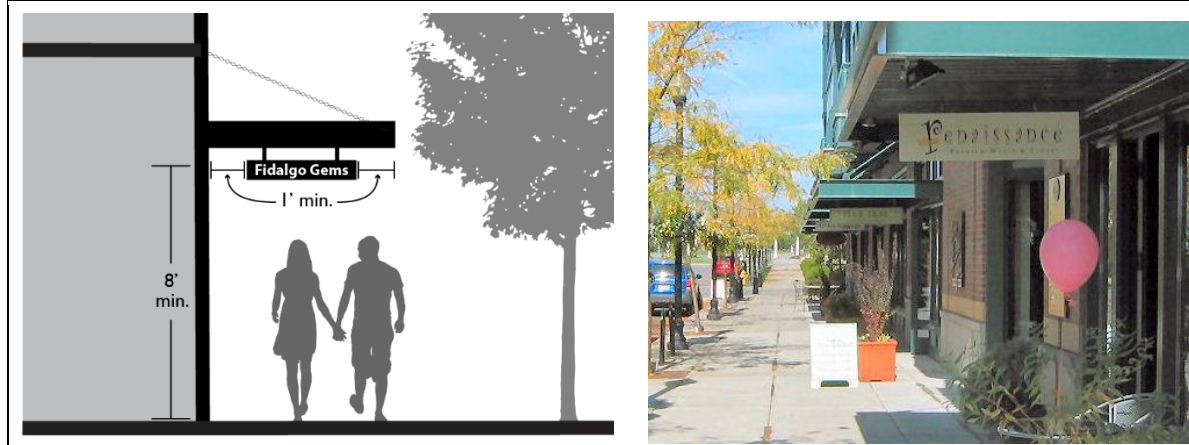


**E. Marquee/awning signs.** Marquee/awning signs are a type of building-mounted sign that is either attached to, affixed to, or painted on a marquee, awning, or canopy. Marquee/awning sign regulations:

- I. Sign form and size.
  - a. Signs consisting of individual letters placed on the outside edge of the marquee or above the marquee are limited in 200-percent of the height of the vertical dimension of the marquee. For example, if the vertical dimension of the marquee is 12-inches, the letters may be up to 24-inches high. Such signs are limited to 2/3 of individual marquee width dimension or no more than 20-feet, whichever is less.
  - b. Sign boards may be placed on vertical edge of a canopy provided the height of the sign board is no more than 200-percent the height of the vertical dimension of the marquee. For example, if the vertical dimension of the marquee is 12-inches, the sign board may be up to 24-inches high. Such signs are limited to 2/3 of individual marquee width dimension or no more than 20-feet, whichever is less.
  - c. Signs placed on the vertical edge of awnings are limited to 80-percent the height of the vertical edge of the awning. Where signs are placed on sloping portion of the awning, they must be sized proportional to the architectural features of the building and are limited to two-feet in height. The width of awning signs are limited to 2/3 of individual awning width dimension or no more than 20-feet, whichever is less.

**Figure 12.48.620.E****Marquee and awning sign examples & regulations.**

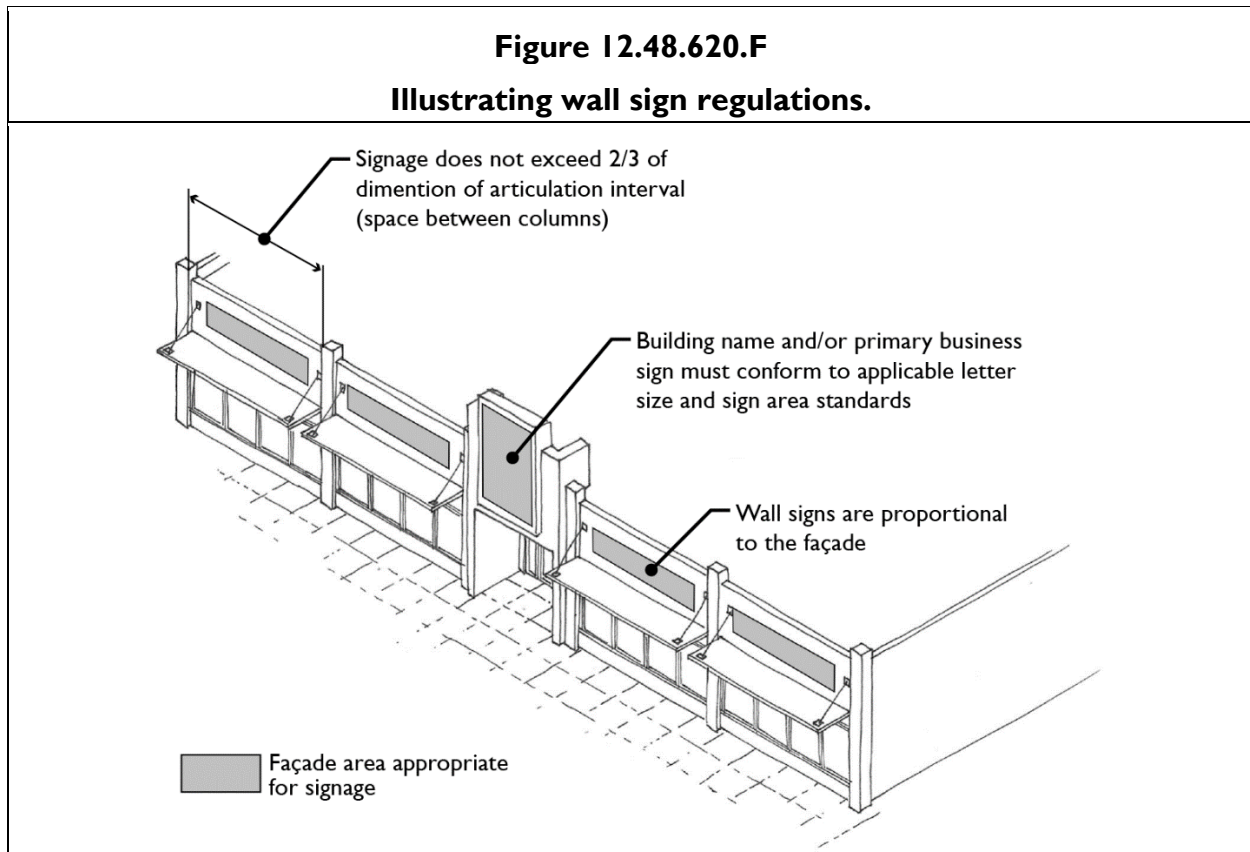
- F. Under-canopy signs.** Under canopy signs are a type of building-mounted sign attached to the underside of an awning, canopy, balcony or arcade and placed perpendicular to the storefronts and thus oriented to pedestrians on the sidewalk or an internal pathway.

**Figure 12.48.620.F****Under canopy regulations and example.****G. Wall signs.****I. Permitted number of signs.**

- a. In multi-story buildings, businesses above the ground floor are limited to one sign per business, except that a business with frontage on more than one street may have one sign facing each street. Each sign must consist only of lettering and/or a logo painted on or applied to the surface of one window in a manner that allows light to pass between and around the individual letters. The area of the sign may not exceed 12-square-feet.
- b. In a multi-tenant building with businesses on upper floors and/or in interior spaces having no street façade on which to place a sign, a building directory listing businesses in the building, and not exceeding 12-square-feet, may be located on the building wall at each primary entrance. This directory may be in addition to the sign area permitted for the building.

## 2. Location and design.

- a. Wall signs must be proportional to the façade and are limited to 2/3 of individual façade width dimension. This regulation also applies to upper level businesses.
- b. Wall signs may not cover windows, building trim, an existing building name sign, or special ornamentation features. Preferred areas for installation of wall signs include blank areas above marquees, areas between vertical piers or columns, blank areas on a gabled roof, or upper reaches of a false fronted building.
- c. Stacked words on wall signs are permitted. Generally, the primary business name is encouraged to be provided on one line, with additional text on rows above and/or below providing supporting information about the business in smaller fonts.



## 3. Mounting.

- a. Wall signs should be mounted plumb with the building, with a maximum protrusion of one-foot plus a four-inch mounting, unless the sign incorporates sculptural elements or architectural devices.
- b. The sign frame must be concealed or integrated into the building's architectural character in terms of form, color, and materials.

**H. Building identification wall sign.** Building identification wall signs are signs located on and parallel to a building wall that announce the name of a building. Building identification wall sign regulations:

- I. When permitted: Only be permitted for non-residential or multifamily residential uses with a dedicated ground floor entrance.

2. Where permitted: Only located on the frieze, cornice, or fascia area of storefront level; frieze, cornice, fascia, parapet of the uppermost floor; or above the entrance to main building lobby.
  3. Number permitted: Only one building identification wall sign shall be permitted per building per street-facing façade.
  4. Sign area exemption: The area of building identification wall signs shall not count towards the total sign area allotment per BMC Chapter 12.22.
  5. Maximum sign height: No taller than 24 inches in height.
  6. Maximum projection: No more than 1 foot from the façade of the building.
  7. Projecting sign alternative: One building identification wall sign per establishment may be substituted by a projecting sign meeting the requirements of subsection D above.
  8. Illumination: External illumination or halo illumination only.
- I. Window signs.** Window signs are signs which are applied directly to a window or mounted or suspended directly behind a window.
1. Where permitted: Window signs are permitted only for non-residential uses with a dedicated ground floor entrance and on windows below the second-floor level only.
  2. Maximum sign area: No more than 30-percent of storefront window.
  3. Maximum letter height: The letter height of each window sign shall not exceed 12 inches.
  4. Illumination: Exposed neon tube illumination only.